

**Dickinson Township Planning Commission**

Wednesday, May 13, 2026 Dickinson Township Meeting Room  
6:00 pm

**Attendance**

**Commission Members:**

*Chairperson Grant, Secretary Beth Kikla, Robert "Bob" Line, Mark Hockley, John Aigeldinger*

**Staff:**

*Township Manager Jill Lovett, Public Works Director Glenn Kelso, Secretary/Treasurer Grace Hogue, Zoning/Codes Officer Ryan Hoover, Solicitor Matt Boyer*

**Absent:**

*Justin Smith, Jason Reichard, Engineer*

**Visitors:**

*Carrie Reese – 517 Pine Road  
Randolph Reese – 517 Pine Road*

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**CALL TO ORDER**

The May 13, 2026 Dickinson Township Planning Commission meeting was called to order at 6:00PM by Chairperson Grant followed by Roll Call and the Pledge of Allegiance

**OPENING ANNOUNCEMENTS**

- a. Dickinson Township is asking residents to sign up for its mass text alert system. This system is used to alert residents of things such as emergency situations, road closures, trash delays, etc. To sign up please go to the Township website and click on the image where it says Mass Text Alert Signup. Fill out the form online and hit submit.
- b. Reminder that Dickinson Township is seeking volunteers for several open positions (Alternate on Zoning Hearing Board, Planning Commission and Environmental Advisory Council) on various Boards and Committees. If interested, please contact Jill Lovett at [manager@dickinsontownship.org](mailto:manager@dickinsontownship.org) if you are interested.
- c. A reminder that more information about our community can be found on our website at [www.dickinsontownship.org](http://www.dickinsontownship.org)

**AGENDA APPROVAL**

John Aigeldinger motioned to approve the May 13, 2026 meeting agenda. The motion was seconded by Bob Line and passed unanimously.

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## APPROVAL OF MINUTES

**Bob Line motioned to approve the April 8, 2026 meeting minutes. The motion was seconded by Beth Kikla and passed unanimously.**

## CHAIRPERSON'S REPORT

Chairperson Grant welcomed John Aigeldinger to the Planning Commission and also announced that Nate Merkel has resigned from Planning Commission, so there is a vacant position on this commission. He has also resigned from EAC, so there is now a need for Planning Commission representative for that council. Chairperson Grant expressed her appreciation to Nate Merkel's service to the township through multiple boards and committees.

**PUBLIC COMMENT - None**

## PLAN REVIEW

a. Carrie & Randolph Reese Sewage Planning Module – 507 Pine Road

Ryan Hoover provided background on this item, noting it had previously appeared on the February 2026 agenda and was tabled due to questions about potential land development implications. The applicants subsequently withdrew the item to pursue other compliance matters related to their business at 507 Pine Road. The applicants requested the item be returned to the agenda to seek approval of the sewage module for personal residential use only, keeping it entirely separate from any future business-related applications. Beth Kikla asked if this application is strictly for residential use only not connected to land development. Ryan Hoover confirmed this application is being presented as a residential use only as the applicant is working. Chairperson Grant stated the project narrative presented with the module references the banquet facilities. She would like to state for the record there are discrepancies with the design capacities and layout for in the future when land development does come before the Planning Commission.

Carrie Reese, applicant of the module, explained the process had begun with a holding tank permit application, which was then redirected to a full planning module. Having already invested significantly in bathroom infrastructure within their barn, Ms. Reese would like to move forward with personal use approval while continuing to work through the separate township compliance requirements via land development for their business. Ms. Reese noted that they agreed to reduce the facility's capacity to conform to suggested holding tank standards.

Beth Kikla emphasized that any approval should carry no implied endorsement of, or connection to, a proposed banquet facility at the property, for which no land development plans have been submitted. Solicitor Boyer suggested that they recommend approval to the Board of Supervisors conditioned upon the module being used for residential purposes only, with the understanding that when the applicants return with a land development plan for commercial use, the sewage module's inclusion in that use could be noted and reviewed at that time. Ms. Reese sought clarification that conditional residential approval would not legally preclude future commercial use. Solicitor Boyer confirmed that a future commercial application would require the applicants to return to the Planning Commission and Board of Supervisors as part of a land development review, at which time the existing module would be noted as already in place.

**Bob Line made a motion to approve the Sewage Planning Module for 507 Pine Road on the condition that it is only used for residential use until such time that a land development plan and**

any other required permits are obtained to use the property as a wedding event venue. Beth Kikla seconded the motion with the condition stated, and it passed unanimously.

**NEW BUSINESS** - None

**ZONING OFFICERS REPORT** - None

**SOLICITORS REPORT** – None

**ENGINEERS REPORT** - None

**PARK & RECREATION LIAISON REPORT** – Manager Lovett reported that the May 9, 2026 community event had been rescheduled to Saturday, May 16, 2026. A replacement food truck and a DJ were secured for the event, however the DJ's available time frame differed slightly. She also noted that the DJ was aware of the marker presentation planned for the event and asked for any talking points to provide to the DJ.

**SUPERVISOR LIAISON REPORT** – Bob Line reported that road maintenance bids were going out. Glenn Kelso provided specifics, noting that Contract 1 would cover full-base modified paving on Clearview Place and Famous Road and Contract 2 would cover chip seal on Morgan Drive, Chelsea Lane, and Green Mountain Road.

Beth Kikla inquired about the timeline for the bridge work on Cold Spring Road. Glenn Kelso indicated the work window was anticipated to be between August and October.

## **OLD BUSINESS**

### *a. Draft Data Center Ordinance*

Beth Kikla presented her draft on a combined the Battery Energy Storage System (BESS) ordinance with the Data Center Ordinance. These were crafted using various examples from other township ordinances. She clarified that this ordinance would be to address land use and subdivision concerns, while regulatory matters would be covered by higher authorities. Solicitor Boyer suggested defining a broader term of power storage system that encompasses BESS to future-proof the ordinance, allowing inclusion of emerging technologies beyond just batteries. He referred to an ordinance from Covington Township in Lackawanna County, to show an example of showing broader definitions, while stressing the need to stay ahead of the technology changes. Beth Kikla agreed and noted that other ordinances use a similar approach by broadly defining energy storage and then narrowing down to specifics like BESS. She said she would look further into that ordinance from Lackawanna County. Beth Kikla responded to a question about the scope of the ordinance in relation to capacity limits such as systems of 100 kilowatts or greater and whether BESS is only addressed as an accessory use or could be standalone. Solicitor Boyer and Beth Kikla discussed the distinction between accessory and utility-scale BESS. They agreed that smaller, behind-the-meter systems could be classified as accessory uses, while larger systems would be considered conditional uses and subject to additional regulations. Beth Kikla questioned the need for detailed definitions of individual BESS components within the ordinance. Chairperson Grant expressed concern that including numerous component definitions may be unnecessary unless those components are specifically regulated. Solicitor Boyer recommended retaining only those definitions that are referenced elsewhere in the ordinance. John Aigeldinger noted that some battery storage facilities may require additional buildings. Beth Kikla referenced the draft ordinance language and explained that buildings may not always be necessary, depending on the type and purpose of the system. She further noted that BESS facilities may serve multiple functions. John Aigeldinger emphasized the importance of ensuring emergency responders are aware of battery storage installations due to potential fire risks. Beth Kikla agreed that emergency response considerations would vary depending on the system's use and

configuration. Beth Kikla also confirmed that the definitions section should include a broader definition of a power energy system.

Chairperson Grant reviewed the concept of this ordinance and the proposal to permit this as a Conditional Use in the Business Industrial Zone. John Aigeldinger discussed his thoughts on how some of the ordinance is written and wants to make sure that there are no loopholes that would allow developers to circumvent the Township requirements. Beth Kikla referenced an example she provided to explain further thoughts on the environmental protections that the ordinance will provide the Township.

The conversation transitioned to section 3 which relates to definitions. On the definition of "backup generator," Beth Kikla questioned unclear acronyms like UPC. There was a brief discussion on what UPC may mean. Solicitor Boyer stressed the importance of having consistent definitions and noted the definitions for backup generators and power storage systems as an example. There was further discussion on backup generators, and whether it is necessary for the definition to remain in this ordinance. Bob Line stressed the importance of continuing to move forward and believes it best to strike the term UPC from the ordinance. It was agreed upon and removed from the draft ordinance.

Beth Kikla briefly discussed the BESS definition and asked if the other members had any issues with the way it was written. There were no issues, so she moved on to discussing the different components of a BESS. Solicitor Boyer suggested only keeping the Energy Management System definition from this section as it is the only definition used elsewhere in the ordinance.

Chairperson Grant questioned whether the BESS requirements in this section pertain only to Data Centers or whether it is to be included as separate accessory use as well. There was a brief discussion on large scale utility size BESS versus behind the meter accessory uses. Solicitor Boyer suggested including the behind the meter definition under accessory use. He also suggested removing the Footcandle and Sustainable Yield definitions as they are not found anywhere else in the ordinance. Beth Kikla mentioned there is a need to finish the definition on the Data Center Electrical Substation.

The discussion continued on to section 4. Chairperson Grant questioned the details involved with site development. Solicitor Boyer considered whether detailed plan elements (utilities, landscaping, lighting, etc.) needed repeating in this ordinance if already covered elsewhere. They leaned toward referencing existing requirements instead of duplicating. Robert Line emphasized consistent setback standards throughout the ordinance, advocating for a 500-foot setback requirement consistent with warehouses. The group agreed to align setbacks with zoning district standards, with Glenn Kelso confirming current zoning setbacks. On height limits, the current zoning maximum of 35 feet with possible extension to 45 feet was discussed, with consideration of roof-mounted equipment height allowances. There were considerations regarding typical data center heights and the need to accommodate HVAC and cooling towers. Concerns were raised about balancing lot size with availability of appropriately sized parcels; Solicitor Boyer recommended reviewing existing parcel sizes to set realistic minimums. Ryan Hoover continued to question the need to clarify changing warehouses over to data centers. He cautioned the commission to make sure that they are picking proper lot requirements before there are issues with the data centers. Beth Kikla clarified the fact that this ordinance is being written to oversee data centers, not to prohibit data centers. There was further discussion on lot size requirements for data centers and BESS. Consensus formed around a minimum 50-acre lot size to avoid developers subdividing parcels into overly dense clusters. John Aigeldinger questioned whether they can take farmland to build a data center. Chairperson Grant explained that the developer would have to try to get land in the Agricultural district rezoned at which time the Township could choose to deny it. Solicitor Boyer clarified that once the ordinance is in place it will only be permitted in the Business Industrial Zone and will not be permitted in any other area.

There was a discussion on what the maximum impervious coverage and minimum lot width should be. Bob Line brought up the regulations relating to warehouses. It was decided to set the maximum

impervious coverage at 70% and the minimum lot width at 300 feet. The maximum gross building coverage regulation was removed.

For aesthetic treatments and building design, Chairperson Grant questioned the need for special design requirements if warehouses have minimal ones already. The commission agreed to simplify aesthetic provisions, possibly adopting language from Hampden Township but removing overly prescriptive elements. Beth Kikla discussed the way these paragraphs should be organized.

Buffering and screening standards were discussed, with agreement to reference existing landscaping and buffering requirements rather than creating new ones. Glenn Kelso pointed out that the draft ordinance would need revised to meet current zoning ordinance regulations that allow stormwater facilities to be located within buffer yards. Beth Kikla stated that she will revise this section.

The ordinance includes provisions for hazardous materials handling, fire protection, and emergency services. Chairperson Grant expressed support for these safety provisions but noted verification or expert review is advisable.

Beth Kikla mentioned the placement of utilities then began to discuss power supply. Backup power testing and maintenance were discussed. Chairperson Grant mentioned the electrical interference and whether testing should be further added to that section. The commission considered including language asking for backup generator testing plans or periodic reporting. Glenn Kelso raised concerns about the environmental and community impacts of failures, such as fires or equipment malfunctions. Bob Line opposed mandating strict testing schedules, suggesting it is in operators' best interests to maintain equipment. He mentioned that the fire suppression systems for these facilities use compressed gas and are not power related. John Aigeldinger wondered about overheating and believes it would be incumbent for them to do testing.

Water supply requirements were discussed. Bob Line shared that the Dickinson Township Municipal Authority governs the water supply in the township. The commission decided that data centers must be served by public water and sewer and therefore the municipal authority would be tasked with these decisions. The Municipalities Authority Act grants them power to do so. Chairperson Grant pointed out nuances of municipalities authority act reviews and water reservation limits impacting technology choices. The best step moving forward is to rely on municipal authority oversight rather than detailed water provisions in the ordinance. John Aigeldinger mentioned that there is a limit needed in order to get ahead and prepare for the amounts of water supply needed. Bob Line explained the municipal authority will be the main board to oversee enforcing the best amount of water available as the planning commission does not have oversight authority. Chairperson Grant mentioned that a pre-existing permit through the municipal authority would be treated differently. John Aigeldinger referenced a particular project where there was issues with water, which turned into needing to drill a well. He wondered how the ordinance could be written to be sure water supply won't be an issue. Bob Line said that if a request is put into the authority to drill a well, sometimes that needs to happen. Chairperson Grant mentioned with a cap set on a property, drilling a well might be necessary. Beth Kikla suggested researching further into what is necessary for the water supply limits. Bob Line confirmed the municipal authority will continue to look further into this ordinance draft in order to move forward. John Aigeldinger mentioned he will also be doing his research with other meetings at another township. Manager Lovett shared that through the municipal authority there has been communication with South Middleton Township Municipal Authority in regards to capacity, which is 25,000 gallons per day. They were able to calculate the average daily use and what excess capacity remains. It was discussed whether they have additional capacity available to purchase, in which they responded that they are evaluating the overall water system and would not have an answer for a while. Glenn Kelso stated that there is no need to keep the large section of regulations under water supply as they relate to private water supplies and the commission has agreed that a data centers must be connected to public water supplies.

For noise and vibration, there was a discussion as to how necessary some of these statements are, and if the ordinance should just match the current zoning regulations in noise and vibration. Solicitor Boyer referenced the section of optional vibration studies prepared by qualified professionals demonstrating that no vibrations perceptible beyond the property line would be generated. This was confirmed to keep. Beth Kikla confirmed to combine this section with Para. T.

The section of wastewater management had no concerns and was kept as is in the ordinance draft. Negative impacts were supported as good practice, even if difficult to enforce. Chairperson Grant suggested referencing another section of the zoning ordinance in regards to this topic would be beneficial in this draft. Green building techniques like solar and wind were briefly addressed with general provisions but not emphasized specifically for data centers. The discussion moved along with suggestions to reference the zoning ordinance in many areas of this draft ordinance. Beth Kikla mentioned she remembered the Board of Supervisors possibly requesting solar to be included in this ordinance. Bob Line mentioned it was not necessary to keep.

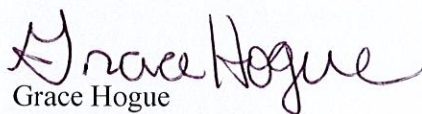
In regard to decommission, Chairperson Grant questioned whether buildings must be demolished or could remain for other uses. Solicitor Boyer favored requiring a decommissioning plan including cost estimates to remove all buildings and equipment. The commission decided that developers must include a plan approval process with financial security (e.g., bond) amounting to 110% of decommissioning costs, subject to township engineer and supervisor approval.

Beth Kikla mentioned she will get the draft cleaned up with back referencing to township standards, and reviewed again at the next meeting aiming for adoption by July. She encouraged everyone to reach out with any other comments or concerns with this draft.

#### ADJOURNMENT

**Beth Kikla motioned to adjourn the meeting at 8:17PM. The motion was seconded by Bob Line and passed unanimously.**

Respectfully submitted,



Grace Hogue  
Secretary/Treasurer

