

MINUTES
May 26, 2026
Milford Township Planning Commission (PC)
Hybrid Meeting
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A hybrid meeting of the Milford Township Planning Commission was called to order at 7:00 p.m. by Chairman Kevin Stroyan. Members Robert Di Lorenzo, Ray Willis, and James Nathan were also present. Also in attendance were Solicitor Anthony Magnotta, Planner Nanci Sarcinello, Engineer John Fuller, and Secretary Shahana Shamim.

Review of Previous Minutes:

The members unanimously approved the minutes of the April 28 meeting. James Nathan abstained from voting, as he was recently appointed to the Board and was not present at the April 28 meeting.

Econo Pak Project – Landscaping and Façade Update

No representatives were present. Last time they attended, they wanted to discuss proposed construction changes and were instructed to return with a revised plan. There were supposed to be four doors at the front; however, there are currently eight. This item was tabled for future discussion.

Data Center Regulations:

The revised Data Center Overlay District and the draft ordinance were reviewed. Discussion topics included defining "data center owner" and "data center operator"; revising the Schedule of District Regulations; assigning responsibility for signage administration to the Zoning Officer; establishing height restrictions and clarifying that water towers are not exempt from those limits; the use of lots along the three-lane corridor for data centers; the minimum lot size being five acres; adding a Data Center Overlay District legend item and new signature lines to the zoning map; landscape buffering requirements; fence placement and screening standards; the screening and enclosure of all equipment and the need for adequate generator ventilation; noise regulations; requiring all applicants to complete a water feasibility study regardless of the volume of water withdrawn; addressing potential adverse impacts to groundwater resources; requiring satisfactory financial security bonding to remain with the Township beyond 60 months; the potential impacts of power supply demands on utility ratepayers; and establishing penalties for ordinance violations.

Members unanimously voted to authorize Nanci to make the minor edits discussed during the meeting and forward the revised ordinance to the Board of Supervisors before their regularly

scheduled meeting on June 1. Mr. Di Lorenzo will work with the County to revise the Data Center Overlay District on the Zoning Map. Mr. Fuller will incorporate the updated Zoning Map into the revised draft ordinance to create a complete document for submission to the Board of Supervisors.

The Board of Supervisors has already authorized the Secretary to forward the ordinance directly to the County for review and comment once the Planning Commission determines that it is acceptable.

Section 407 of the Zoning Ordinance:

Mr. John Fuller submitted the working document that he and the Solicitor have been developing. Discussion included the job box, surface and groundwater protection, requiring businesses to provide details regarding hazardous materials used on-site, defining a hydrogeologic study, and requiring hydrogeologic studies for data centers and warehouses as well.

Ms. Sarcinello will review the draft and provide her comments. Mr. Fuller will revise the draft to incorporate tonight's discussion and then forward it to Mr. John Klemeyer of the Milford Water Authority.

2026 Act 537 Plan for Milford Township:

Mr. Fuller has been working on it and will discuss it further with Mr. Di Lorenzo.

Zoning Warehouse Standards:

Mr. Fuller has been working on a model ordinance from York County, and Ms. Sarcinello will be working on it as well.

Public Participation/Discussions:

None

Members voted unanimously to adjourn the meeting at 8:40 p.m.