

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

November 18, 2025

The Ross Township Planning Commission Meeting, scheduled for November 18 2025, was called to order by Chairman Roger Christman at 7:01pm. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission Members: Chairman Roger Christman, Vice Chairman Rick Meixsell, Lauri Lapping and David Labar. Planning Commission Members Roger Green Jr, Herb Stecker and Frank Piraino Jr were absent. Chairman Roger Christman made it known the Planning Commission still had quorum.

Also in attendance were Attorney Michael Gaul, Planning Commission Solicitor from the King Spry Law Firm, and Township Engineer Russ Kresge, from Keystone Consulting Engineers.

APPROVAL OF MINUTES:

A motion to approve the minutes of the October 21, 2025 meeting as presented was made by Lauri Lapping and seconded by Vice Chairman Rick Meixsell. The motion carried unanimously.

COMMUNICATIONS:

None

OLD BUSINESS:

Gateway Industrial – Sewage Planning Module Review

Engineer Russ Kresge stated a Sewage Planning Module had been prepared by the applicant's consultant and sections for the applicant had been completed. There were still sections remaining for the Township to complete, which included Section 4A to be reviewed for compliance. Attorney Gaul stated Engineer Russ Kresge had drafted an answer for Section 4A which the Planning Commission could review. He further stated that, while a large development is planned, the applicant had Zoning Approval and there were no requested waivers for the Land Development Plan. Major remaining items involved State approval and included items such as the NPDES, PennDOT review and the Planning Module.

Engineer Russ Kresge stated, for Section 3, it would also need to be determined the date the Plan had been received and the date that it had been acted on as Secretary Melissa Monaco had put the Plan on the table at a previous Planning Commission meeting, but it was not on the agenda so had not been discussed that initial evening. Attorney Gaul stated, even with this, that they were still within the 60 days for a response.

Chairman Roger Christman asked if there was a motion and Vice Chairman Rick Meixsell made a motion to authorize the Planning Commission Chairman to complete Section 4A in accordance with the prepared entries from the Township Engineer, and sign the document. The motion was seconded by Lauri Lapping and carried unanimously.

Engineer Russ Kresge stated he would leave copies with Secretary Melissa Monaco for Chairman Roger Christman to complete and sign.

Data Center Zoning Amendment and Solar Commercial Facilities Zoning Amendment

Chairman Roger Christman stated that the Planning Commission has not received from the Board of Supervisors any revised proposed ordinance amendments. Attorney Gaul stated he had sent

technical/drafting comments to Secretary Melissa Monaco to be dispersed to the Board of Supervisors and Township Solicitor for review, and that he had also not received any update in response to his comments.

Howard Beers, who was in attendance, stated the Board of Supervisors stated they were unable to take further action as they were awaiting a response from CJERP, which would not be meeting again for the rest of the 2025 year.

Attorney Gaul stated that there was a 30 day window to receive a response or they could move forward, but that the Board of Supervisors could also choose to wait for the response before acting. As there were still blanks for which zoning districts the Solar Farms would be allowed, the proposed Solar Farm Ordinance would certainly need to be resubmitted to the County and Township Planning Commissions again for review once completed.

NEW BUSINESS:

None

OPEN TO THE PUBLIC:

Howard Beers stated he had questions in regards to the proposed ordinance amendments. He asked if the amendments would be incorporated into current Zoning Ordinances or if they would be standalone items. Attorney Gaul stated the amendments would be incorporated in the zoning ordinances. Mr. Beers then asked which Zoning Districts the Data Centers and Solar Farms were being proposed to be allowed in. Attorney Gaul answered the proposed amendments provided, or the Planning Commission recommended, that they be allowed as conditional uses in the GC and VC Zoning Districts. Members of the Planning Commission then referred back to the previous month's minutes to confirm the Zoning Districts.

Mr. Beers then asked about the Gateway warehouse approval and if there would be different criteria in place if, after the warehouse was completed, they were approached to turn it into a Data Center. He also inquired about if there was a six month hold in place once a new ordinance was started on to keep any, in this case Data Centers or Solar Farms, from being implemented. Attorney Gaul stated Mr. Beers may be thinking of the Pending Ordinance Doctrine, but that there was another item, called a Curative Amendment, which has the six-month moratorium when an ordinance could be amended to cure an invalid section.

Attorney Gaul then stated that since a warehouse and Data Center would be separate uses, a new Zoning Approval would be needed to change the use. Depending on changes to the infrastructure, there could also be requirements under the SALDO for a change of use.

Chairman Roger Christman then asked for any other public comment. A resident stated she was present in regards to concerns about the warehouse, but had been unaware it had been approved. Attorney Gaul stated the warehouse had been approved for Zoning and a preliminary Plan had been conditionally approved. The warehouse project still needed approval of the Sewage Planning Module along with reviews at the State level before continuing on. When she asked about the roads and impact on water in the area, Chairman Roger Christman stated PennDOT would be reviewing the impact on state roads, as they oversee the state roads, and the Township does not have a say at that level. Attorney Gaul confirmed the project currently only has approval at the Township level.

The resident also asked about where the Data Centers and Solar Farms would be going in, but was informed there are no active projects and the Township is working proactively on having ordinances in place before any are proposed, as they are becoming more common than they had been previously.

PENDING:

None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:20pm. The motion to adjourn was made by Lauri Lapping, seconded by David Labar, and carried unanimously.

Respectfully Submitted,

Lizzy Stortz

Temporary Recording Secretary