

Richmond Township
Planning Commission
August 31, 2026 at 6:30 p.m.

Attending: Samuel Burkholder, Mat Dempsey, Justin Kemmerer, Brad Pflum, Michelle Mayfield of Hartman, Valeriano, Magovern & Lutz P.C., Scott Anderson of Kraft Municipal Group and Jen Galomb, recording secretary.

Mr. Burkholder called the meeting of the Richmond Township Planning Commission to order at 6:30 p.m.

Approval of the Minutes

A motion was made by Mr. Pflum to approve the minutes from June 29, 2026, Mr. Dempsey seconded the motion. Motion carried unanimously.

Public Comment – None.

Old Business-

Adam's Office – The final plans have added the additional landscaping as requested. A motion was made by Mr. Pflum, to recommend the Board of Supervisors, accept the final plan, barring the August 31st, 2026 review letter, Mr. Kemmerer seconded the motion. Motion carried unanimously.

Adam's Office- Planning Module Component 4A Review-

Sewage Planning Module Component was discussed. A motion was made by Mr. Pflum to have the planning commission sign the component 4A waiver for the Adam's Office sewer planning module, Mr. Kemmerer seconded the motion. Motion carried unanimously.

New Business

13994 Kutztown Road- Sketch Plan- Due to the widening of RT 222, the plan is to remove the residential structure on the property, driveway and paving on the west side and build a pole barn. The residential house would be only a few feet away from the newly constructed RT 222 plan, which will make the house un-inhabitable. There is currently a commercial building on the property that will be staying. They are willing to push the buildings back in order to meet the setbacks from the road, post PennDOT widening. One of the buildings on the property already is non-conforming, the new building would be conforming.

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As it is unknown who the tenant may be, there are questions as to the need for ADA bathrooms, which would require a Sewer Planning Module, along with parking and the lot would have to be paved, since it would be zoned commercial.

It was discussed that as per the Township zoning regulations, you can build an accessory structure that must be 10 feet from the primary structure. If you have 2 primary structures are installed, then there needs to be 50 feet separation, which is the sum of 2 side yards, which would require the plan to demonstrate the lot could be subdivided and therefore have 2 separate side yards. The current plan has about 17 feet of separation. It could also be presented to the ZHB for an exemption for the hardship.

Mr. Fitzgerlad discussed that he believed this project was a simple solution that would benefit the Township, PennDOT and the road. He is not going to spend money on a LDP or go before the ZHB to make this happen, just not affordable for a simple plan and has no desire to make the building smaller.

A motion was made by Mr. Dempsey to recommend the Board of Supervisors deny the waiver of LDP, based on the Kraft review letter, dated August 27, 2026, Mr. Pflum seconded the motion. Motion carried unanimously.

Miscellaneous Business

Discussion on the FMR- Joint Comprehensive Plan

Mr. Burkholder discussed that most of the information that is in the new JCP is the same as the old plan, just a few modifications. members will review the plan and give an update at the next meeting. One of the concerns he had, when the project started there was no discussion on Data Centers, which is now a huge concern and it is not included in this.

Mr. Pflum discussed that each Township will need to adopt an ordinance to regulate anything above and beyond what is included in the JCP. It's a good tool, but it will not cover what comes up in the future. He recommended the Planning Commission recommend the Board have the Solicitor create an ordinance that designates an area that could be used for Data Centers and that will regulate the noise, resources and set-backs. Attorney Mayfield discussed an option to do a curative amendment in the meantime, until the ordinance has been passed, to protect the Township.

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After a brief discussion, a motion was made by Mr. Burkholder to accept the FMR Joint Comprehensive Plan as it is written, motion was seconded by Mr. Kemmerer. Motion carried unanimously.

AMENDED AGENDA

A motion was made by Mr. Dempsey to amend the agenda to add the drafting of a Data Center Zoning Ordinance, Mr. Kemmerer seconded the motion. Motion carried unanimously.

A motion was made by Mr. Pflum to have the Board of Supervisors draft a Data Center Ordinance amendment; Mr. Kemmerer seconded the motion. Motion carried unanimously.

Adjournment

Having no further business, a motion was made by Mr. Pflum, seconded by Mr. Burkholder, to adjourn the August 31, 2026 meeting of the Richmond Township Planning Commission. All were in favor. Motion carried. Meeting adjourned at 7:35 P.M.

Respectfully submitted,

Jen Galomb