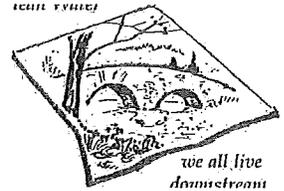




# Eldred Township Planning Commission

Monroe County, Pennsylvania

*E. Ann Velopolcek*  
Secretary



Planning Commission  
Minutes  
Organizational and Regular Meeting  
January 14, 2026

On Wednesday, January 14, 2026 the Eldred Township Planning Commission met for its annual organizational and regular monthly meeting at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

**In Attendance:** In attendance were Robert Boileau, Scott Clark, Megan Yarashas, James Leiding, Matthew Hosking, Kevin Bush and Solicitor Michael Gaul.

**Call to Order:** The meeting was called to order at 7:11 P.M.

## **ORGANIZATION OF THE PLANNING COMMISSION**

### Nominations and Action for Temporary Chairman:

Robert Boileau nominated Matt Hoskins as Temporary Chairman. There were no further nominations. The Planning Commission members unanimously elected Matt Hoskins as Temporary Chairman (6-0).

### Nominations and Action for Chairman, Vice-Chairman and Secretary

James Leiding nominated Robert Boileau as Chairman. Robert Boileau turned down the opportunity to continue as Chairman and nominated Matt Hosking. There were no further nominations. The Planning Commission members unanimously elected Matt Hoskins as Chairman (6-0).

Megan Yarashas nominated Robert Boileau as Vice-Chairman. There were no further nominations. The Planning Commission members unanimously elected Robert Boileau as Vice-Chairman (6-0).

Robert Boileau nominated Megan Yarashas as Secretary. There were no further nominations. The Planning Commission members unanimously elected Megan Yarashas as Secretary (6-0).

Kevin Bush nominated Ann Velopolcek as the Regular Recording Secretary. The Planning Commission members unanimously appointed Ann Velopolcek as the Regular Recording Secretary (6-0).

Bob Boileau nominated Scott Clark as the Temporary Recording Secretary for this meeting due to Ms. Velopolcek not being able to attend. The Planning Commission members unanimously appointed Scott Clark as the Temporary Recording Secretary for this meeting (6-0).

The Organizational Meeting was closed at 7:20 PM.

## **REGULAR MEETING AGENDA**

**Call to Order:** The Regular Meeting was called to order at 7:21 P.M.

**Approval of or Additions to the Agenda:** There were two (2) changes made to the Agenda under New Business due to expediency.

- Proposed Zoning Amendment regarding Solar Commercial Facilities.
- Proposed SALDO Amendment regarding Solar Commercial Facilities.
- There was a motion by Scott Clark and seconded by James Leiding to approve the Amended Agenda. Motion carried (6-0).

**Public Comment on Non-Agenda Items:** There was no public comment at this time.

**Announcement of Recording:** Mr. Hosking announced that the meeting was not being recorded due to technology issues.

### **Approval of Minutes:**

- There was a motion by James Leiding and seconded by Keving Bush to approve the minutes of November 12, 2025, as presented. Motion carried (6-0).

### **New Business:**

- Proposed Zoning Ordinance Amendment regarding Solar Commercial Facilities

Solicitor Gaul discussed next steps required to further this Amendment. Following discussion, a motion was made by Scott Clark and seconded by Meagan Yarashas to recommend that the Board of Supervisors enact the proposed Solar Commercial Facilities Zoning Ordinance. Motion carried (6-0).

- Proposed SALDO Amendment regarding Solar Commercial Facilities

Solicitor Gaul discussed next steps required to further this Amendment. Following discussion, a motion was made by Robert Boleau and seconded by Meagan Yarashas to recommend that the Board of Supervisors enact the Solar Commercial Facilities Saldo Amendment. Motion carried (6-0).

➤ Proposed Zoning Ordinance Amendment regarding Data Centers - Review of Zoning Office Memo.

There was discussion about the Memo received from the Zoning Office related to the Zoning Ordinance Amendment for Data Centers. The following topics were discussed:

- Section C(2): Fence Height – Zoning recommended changing the maximum building height to 60 Feet as it is a reasonable figure in zoning’s opinion. The Commission voted to change the maximum building height to 60 Feet.
- Section E(2): Fences – Following discussion regarding Zonings concern with 8 Foot Fences being required or not, the Commission unanimously voted to leave the language as currently written.
- Section M: LEED Certification – There was discussion on the “strongly encourage” language used in the amendment. Zoning noted that as written, it has no enforceable minimum values. Following discussion, the Commission unanimously voted to leave the language as is, to stay consistent with the Warehouse Zoning requirements.
- Pre-Application Meeting: Zoning stated the Pre-Application Meeting is a beneficial step, but they did not feel that it needs to be listed a formal section within the ordinance. Following discussion, the Commission unanimously voted to leave the language as is. The feeling is that it will benefit everyone having the information from the beginning of a project.
- Lot Area Minimum: Zoning advised that the proposed 10-acre minimum lot area is comparable to Chestnuthill Townships and twice that of Jackson Township (5 acres). Zoning does not feel this poses any complications. The language will remain the same. There was no vote needed on this.
- Section F: Noise and Vibration Regulations: There was discussion regarding the proposed noise levels. The levels currently documented are 67 dB(A) during the day and 57 dB(A). These numbers vary slightly from the Townships’ current Commercial Zoning noise table. Following discussion, the Commission unanimously voted to change the language to stay consistent with the Commercial Zoning Noise Table.

- Landscape Buffers: Zoning reviewed the landscape buffer requirements in both the current Zoning Ordinance and the proposed Amendment and felt the best approach was to reference both in the Data Center Landscape Buffer section. The Commission unanimously voted to follow Zoning's recommendation.

Following discussion there was a motion made by Megan Yarashas and seconded by Kevin Bush to recommend to the Board of Supervisors that they start the formal amendment process regarding the Data Center Zoning Ordinance Amendment in the form presented, with the revisions approved at the meeting, which are to be made by Solicitor Gaul prior to submission to the Board. Motion carried (6-0).

**Old Business:**

- Conditional Use Decision Standards (Warehouse).

Solicitor Gaul discussed a recent case where a Court discussed conditional use decision standards in connection with an application for the approval of a warehouse development. He will be forwarding a copy of the case to the Planning Commission for review.

- Chicken Ordinance:

Kevin Bush discussed a possible amendment to the Zoning Ordinance on the regulations of chickens, which was discussed several months ago. There was discussion regarding the need for such regulations or not. Solicitor Gaul reminded the Commission that the Zoning Ordinance currently does not allow chickens in the residential zoning district. Mr. Bush advised that he is aware of several residents who have chickens in residential areas and feels that the Zoning Ordinance could be amended to address the needs and wants of residents.

There was a motion by Kevin Bush and seconded by Robert Boileau to present a request to the Board of Supervisors that the Planning Commission be authorized to prepare a possible draft amendment to the Zoning Ordinance allowing chickens in the residential zoning district, subject to reasonable regulations. Motion carried (5-0-1) Scott Clark abstained from the vote.

**Public Comment:** There was no public comment at this time.

**Adjournment:**

- There was a motion by Megan Yarashas and seconded by Robert Boileau to adjourn. Motion carried (6-0). Meeting adjourned at 8:35 P.M.

Respectfully submitted,

Scott C. Clark, Temporary Recording Secretary