

Warwick Township
PLANNING COMMISSION
Meeting Minutes
June 3, 2026

Members Present: Robert Fink
Michael Italia
Greg Rodgers
Kiel Sigafoos

Members Absent: Kevin Madden

Others Present: Brandy McKeever, Director of Planning & Zoning
Michael Martin, Esq., Township Solicitor
Brian Cicak, P.E., Township Engineer
Skye Sorresso Stear, Recording Secretary

Call to Order

Mr. Robert Fink called the June 3, 2026, Planning Commission meeting to order at 7:00 pm.

I. Consider approval of the May 6, 2026, Planning Commission Meeting Minutes

Motion by Mr. Sigafoos to approve the May 6, 2026, Planning Commission Meeting Minutes, seconded by Mr. Rodgers. Motion passed unanimously.

II. Zoning Ordinance Amendment

Ms. McKeever provided a brief overview of the proposed amendment to the zoning ordinance relating to clean up items and data centers with associated regulations and restrictions. She explained that the Board of Supervisors would consider holding a public hearing at its July meeting and was seeking a recommendation from the Planning Commission.

Mr. Sigafoos suggested establishing timeframes for backup generator testing. He also discussed cryptocurrency facilities, noting that Texas has experienced issues with cryptocurrency centers that operate at higher noise levels than traditional data centers. He suggested that cryptocurrency operations may warrant a separate ordinance in the future.

Mr. Sigafoos inquired whether lighting requirements had been addressed within the proposed landscape buffer provisions. Mr. Cicak responded that such facilities would proceed through the land development process and would be required to comply with applicable lighting standards. Mr. Italia asked whether existing noise ordinances would apply. Ms. McKeever stated noise regulations would apply and further explained that the proposed ordinance would establish a zero-vibration standard.

Mr. Sigafoos questioned whether accessory structures associated with data centers would be required to be enclosed by fencing. Ms. McKeever explained that accessory uses associated with data centers would be included in the fencing requirements. Mr. Martin added that accessory structures were encompassed within the definition of a data center.

Mr. Sigafoos asked about the limited number of required parking spaces. Mr. Italia explained that data centers are largely unmanned facilities and therefore require minimal parking.

Ms. McKeever then reviewed the proposed amendments concerning home crafts and home occupations. She explained that the ordinance addresses modern home-based occupations such as brewers, bakers, confectionaries, and Etsy-based businesses, while prohibiting customer foot traffic. Applicants would still be required to comply with applicable building code requirements and regulations administered by the Departments of Health and Agriculture.

Ms. McKeever noted that staff already informs applicants of these requirements during the home occupation application process. She further explained that home crafts would be permitted by right only within single-family residential dwellings and that no more than one employee, other than the resident, would be permitted.

Mr. Sigafoos asked about the distinction between the definitions of "forest" and "woodlands." Ms. McKeever explained that the amendment cleans up the definition of "forest," while the definition of "woodlands" was revised during a previous ordinance amendment. The proposed changes align the definitions, noting that the definition of "forest" is primarily utilized in relation to forestry uses.

Motion by Mr. Italia to recommend approval of the proposed zoning ordinance amendment as presented; seconded by Mr. Sigafoos. Motion passed unanimously.

III. Old Business

None.

IV. New Business

Ms. McKeever informed the Commission that Hallmark Homes is expected to return in July with a revised preliminary plan submission.

V. Public Comment

None.

VI. Adjournment

Motion by Mr. Italia to adjourn; seconded by Mr. Sigafoos. Motion passed unanimously.

Meeting adjourned at 7:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy McKeever', written in a cursive style.

Brandy McKeever, CZO
Director of Planning and Zoning