

East Manchester Township  
PLANNING COMMISSION MINUTES  
June 24, 2025

At a regular meeting held at the Township Building, the following members were present: Edward Hewitt, Mike McCowan, Mike Scarborough, Herb Nix, and Troy Rentzel. Also present: Engineer Laymon Mortorff, Zoning Officer Kate Snyder, Recording Secretary, and two citizens.

Chairman McCowan called the meeting to order at 6:00 p.m.

### Minutes

**Motion by Scarborough, second by Nix, to approve the minutes of the meeting of April 22, 2025. All members voted aye; motion carried.**

### Plans

None at this time.

### New Business

#### Noise Ordinance review

From Mr. Nix, how about within the SALDO amendment, page 2, Section 1, #3, wording is a bit awkward. This might be better: "After the construction of an approved land development plan, subject to a noise study **having** been completed, ..."

How about if the offending noise is on an adjoining property that is in another municipality? Not EMT's jurisdiction.

How about the measurement of the decibel level at the property line? It's intended to be from the hearer's point of view, and it's measured 100' away from the noise.

Discussion was held on who pays for the sound study and who pays for the court costs involved if applicable. It wouldn't be good to have the Township be responsible for paying the costs in several cases. It was brought up that the wording of "two or more residents" might preclude a barrage of single residents bringing a complaint in any instance. The wording of "two or more residents" might deter solitary persons from bringing a complaint against neighbors.

Section 137-4, Motor Vehicles, D, how about if the 'boom box' is on a wagon that's being pulled? The tractor would be the motor vehicle, so... How about changing the wording to "transported by any means"? Is that really an issue these days?

How about if someone is snow-blowing a driveway or parking lot at 11 p.m.? Maybe remove that word from Section 137-3, Prohibited acts, item I. Yes, strike the word ~~snowblower~~.

How about if a person alters his or her vehicle to make it louder? That's a police issue.

How about farmers' dogs that bark to protect the animals? This would be exempt.

How about in the summer, when it gets dark later, someone might still be making noise (such as working on a house project, etc.) at 9 p.m. Should the quiet time be extended to 10 p.m.? How about if someone's having a party on the weekend? Seems like 9 or 10 p.m. might be a tad early to shut it down. Should the quiet time be consistent across the ordinance? 11 p.m. to 7 a.m.? Make sure it's easy for the police to enforce.

Chapter 137, D, hours of violation are 9 p.m. to 7 p.m.; Chapter 137, B, hours of violation are 10 p.m. to 7 a.m. Maybe make this one 11 p.m. and consistent.

date

Does this ordinance affect industrial customers, to prevent issues like Mr. Grothouse's situation? Yes. The Township is having a study done to determine a baseline for geography, topography, etc., for any new applicants.

Mr. Mortorff brought up the fact that one industrial client was pouring concrete at night with dump truck backup beeping was going on for hours at night, for an entire month. It was noted that two applicants asked for permission to pour concrete at night. Adopting this ordinance would require an applicant to ask for a waiver or a variance to this requirement.

**Motion by Nix, second by Scarborough, to recommend approval of the noise ordinance with the recommendation of the minor corrections to the cover sheet; reviewing the quiet hours and consistency; and striking the word "snowblower" from Section 137-3, item I. Also consider future costs to the township related to this ordinance. All members voted aye; motion carried.**

Data Center Ordinance review – This ordinance would apply to a few parcels behind the golf course, over 100 acres, in the Ag Zone. This ordinance would create a new zone, Agricultural Innovation Zone. We're trying to be ready if a Data Center developer actually applies. There's access to water and power which data centers require.

A data center would consist of a building with 'racks' and some employees to 'keep all the red and green lights blinking.' It's the location of 'the cloud' where everyone's data lives. Discussion was held on the water requirements and the electricity required. The center generates lots of heat. It was noted that no applicant has actually proposed a data center yet, but we're trying to be proactive.

Cooling system on the roof or in a separate building? Depends on the topography and design of the building.

Regarding Section 3, Article IV, B, (c), it would probably be prudent not to limit the size of the building, as the data center requires a large amount of square footage. After construction of the building, there will be hardly any traffic associated with the use as a data center.

A building this large would require a lot of frontage. It was noted that one of the lots in that area is a cemetery. Is there an environmental impact?

**Motion by Nix, second by Rentzel, to recommend approval of the draft of the data center ordinance. All members voted aye; motion carried.**

### **New Business**

July 22 Planning Commission meeting, Gross minor subdivision on Jerusalem School Road to be presented.

July 10, 2025 Staff meeting, Trade Center 83 Phase II to be discussed.

**Motion by Hewitt, second by Rentzel, to adjourn. All members voted aye; motion carried. The meeting was adjourned at 7:33 p.m.**

Respectfully submitted,

Julie B. Maher, Recording Secretary

date