Minutes of the Meeting of
Borough of Trappe Planning Commission
Trappe Borough Hall
April 21, 2026

Call to Order – M. Schaffer called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Members Present: B. Bechtel, M. Schaffer, M. Wallace, H. Gustafson, and B. Ratkiewicz
Also, present: M. Dolny and visitors

The minutes of February 17, 2026, Planning Commission meeting were distributed and reviewed.
Motion to approve the minutes:
Motion: B. Ratkiewicz Seconded: B. Bechtel Approved: 5-0

Review and Discussion of Zoning Ordinance Amendment

M. Dolny Presented the 2026 amendment to the Trappe Zoning Ordinance, focusing on three major changes.

1. Identifying and defining with more clarity the regulations and definitions relating to Data Centers
2. The creation of an Institutional-Government District
3. Updating Stormwater Provisions to the recommended standards for 2028

M. Dolny went through the proposed changes, and properties included in the new Institutional-Government District.
M. Wallace noted that Stormwater changes are now easier to follow.
B. Ratkiewicz noted the approach as proactive.

The majority of the discussion focused on Data Centers, the effects on water and energy in relation to them, and the future effects. M. Wallace stated that there are air-cooled and water-cooled models, but Air cooled used more electricity and trended to be more disruptive with noise. Our changes were reviewed against the County's recommendations and in most cases our position feels more defensible. However, the Planning Commission recommends restricting the decibel level to 40dB and not only requiring Thermal Impact Mitigation Plan and Decommission Studies for Data Centers, but for all relevant Industrial uses citing the growing use of Lithium products and their volatility.

Public Forum:

None

The meeting adjourned at 7:40 PM.

Respectfully submitted,

Marcus V. Dolny, Secretary