Barrett Township Supervisors
Minutes of Workshop Meeting of October 15, 2025 – 6:30 PM

A Workshop Meeting of the Barrett Township Supervisors was held on Wednesday, September 17, 2025, at the Administrative Offices on Route 390 in Cresco, PA. The Supervisors met at 6:30 PM

Present: Pam Gardsy, Patti O'Keefe, Darryl Speicher, Nichole Irvin, and the public.
Guest, Deanna Schmoyer, Township Engineer (D&D Engineering), Todd Weitzmann, Township Solicitor
Absent: Grover Cleveland, Kelly Slinger

Pam Gardsy began the Supervisors' workshop with discussion asking Darryl Speicher to pass along to maintenance crew that the gate at the dog park needed repair.

Pam Gardsy continued discussion on the Data Center Ordinance Draft:
The previous meeting turned out 30 acres lot minimum with a 350 ft buffer on all sides.

Todd Weitzmann stated that he spoke with a member of the Monroe County Planning Commission which rendered some unofficial feedback. Most of the ordinances they have seen use either the underlying zoning ordinance lot minimum, or up to 5 acres. Another municipality has set the lot minimum to 10 acres. Todd explained that simply "wanting to be restrictive" is a problematic approach because it opens the Township up to a legal challenge from a potential developer. Todd warned that the Township would have to defend its point in court, and if it lost, the developer could put a data center anywhere they want because the ordinance could be deemed "too exclusionary".

Darryl Speicher asked: Is it possible to incorporate language into the ordinance that even if the lot size should get challenged, and we lose, can data centers still be limited to the Industrial Zoning District?
Todd Weitzmann explained that the answer would be up to the judge what part of the ordinance could be saved. However, a savings clause may be possible to integrate.

Pam Gardsy stated that she had a previous discussion with Grover Cleveland who agreed that 10 acres is a reasonable acreage for the proposed data center ordinance. She then asked Darryl Speicher, and Patti O'Keefe who also agreed to settle on 10 acres lot minimum.

Data Center Buffer Zone Discussion (continued)
It was discussed that landscaping would stay within the 250 ft. buffer, and all existing woodlands shall remain undisturbed. If the landscape was an open field, then additional vegetation and tree screening would need to be planted (such as evergreens).

It was discussed that 250 ft. buffers on all sides would also cover the borders of adjacent properties that maintain either industrial use, or residential use within the industrial zoning district.

Emergency Management
Pam Gardsy asked Todd Weitzmann about the emergency equipment that would be required to be provided by the developer, and if it had made it into the ordinance?
Todd referred the question to Deanna Schmoyer, and she explained she would be able to add the emergency management sections.

Decibels
Patti O'Keefe noted that the final decibel level was agreed at the previous meeting that the sound shall not exceed 57 Db at the property line within any 24/7 period.

Final – The supervisors agreed to have the final draft sent to the Barrett and Monroe County Planning Commissions.

Todd highlighted that if the Planning Commissions make any other changes or recommendations that the Board agrees with, then another 30 days will be required for review.

Resident: What about protecting the trees?
The existing woodland buffers would have to be maintained.

Patti O'Keefe spoke about being at the police meeting the night before and there was going to be more police at the Halloween Parade so their hours for the month would be up. Pam Gardsy said there was going to be 70 floats.

Carole Hardy: Could it not be considered that we are a smaller Township, and we don't have a big industrial area, so how can we accommodate that?
Todd Weitzmann explained that a judge would not be obligated to be sympathetic to the geographical size of the Township. The Township is choosing to consider and regulate the use, so there must be factors determined that allow for the use.

Grant Hilfiger: Todd, are you recommending that the Township uses the 2-acre lot minimum since that what we already have in the Industrial Zoning District?
Todd explained that he thinks the ceiling should be 10. However, 2 acres would take the issue off the table.

Resident: So, if someone had a home next to the data center, would they have to give up their homes?
Patti O'Keefe and Pam Gardsy explained that someone would have to willingly offer to sell their home to sell it. They could not be forced. The buffer was meant to protect residential homes.
Darryl Speicher also explained that data center developers would have to provide evidence of environmental impact before they started anything.

Sarah Kelly: Will big data companies who may challenge the ultimate ordinance in litigation have access to the minutes of Board meetings, Board workshops and planning commission meetings where the types of limitations that can be placed on data center development are being discussed?
Todd, and the supervisors all agreed that since the minutes were all public record, they data and discussions would be available.

Mary Greenan: Why are we giving a data center 90 days to remediate violations?
Todd, and the supervisors explained that there may be remedial steps that have to take place that could take 90 days. Deanna explained that she would do more research. Todd explained that more detail to the ordinance could be crafted that is more detailed such as "efforts to remediate…"

Joe Murphy: What happens to the property values in the residential areas that the data centers go up in?
The supervisors were not sure due to lack of data.

Sprice: Has anyone shown interest in putting up a data center as of today*?*
The supervisors explained that there have not been any applications.

Carla Price: Is there any update on the lights on Evergeen? Do they have a timeframe?
Rich sent out about 11 violations to the property owners.

Respectfully submitted,

Nichole Irvin
Zoning Officer/Recording Secretary