HARBORCREEK TOWNSHIP SUPERVISORS JUNE 17, 2026

The regular meeting of the Harborcreek Township Supervisors was held on June 17, 2026 at the Harborcreek Township Municipal Building, 5601 Buffalo Road, Harborcreek, PA 16421. Chairman Dean S. Pepicello opened the meeting at 5:00 p.m. Other board members present were Supervisor Timothy J. May, Supervisor Stephen S. Oler, Township Solicitor Robert Ward, Assistant Secretary Shelley Hull, Zoning Officer Connie Cruz and Assistant Zoning Officer, Elena Dodge.

Pledge Allegiance to the Flag.

Public Comment

William Wright – 5419 Winterberry Lane – Asked if there were any plans on placing surveillance cameras in residential areas? He asked why paved roads are being tar and chipped? He asked about Kuhl Rd east to Harborgreene Rd plans? Timothy May responded the only live cameras placed throughout the Township are used to monitor road conditions and the parks. He stated the location of those cameras. He talked about road preservation and costs with the use of tar and chip and slurry seal versus paving.

Minutes

Motion by Stephen Oler to approve the Minutes of the Regular Supervisors' Meeting of June 3, 2026. Second by Timothy May.

VOTE:	Stephen Oler	Yes
	Timothy May	Yes
	Dean Pepicello	Yes

Planning & Zoning

Motion by Dean Pepicello to refer to the Planning Commission a review to the Zoning Ordinance an amendment regarding recreational vehicle regulations.
Second by Timothy May.

VOTE:	Dean Pepicello	Yes
	Timothy May	Yes
	Stephen Oler	Yes

Motion by Dean Pepicello to authorize the Solicitor to draft an Ordinance and advertise the public hearing for a petition to vacate a portion of the paper street, Haynes Ave.
Second by Stephen Oler.

VOTE:	Dean Pepicello	Yes
	Stephen Oler	Yes
	Timothy May	Yes

Connie Cruz brought the Board and public up to date on a **PUBLIC HEARING** to consider a Conditional Use request from Lisa Vickey, owner of property at 2511 Parker Avenue, being Erie County Index No. (27) 52-158-1 for a home occupation to conduct a business for a bakery (bakery/sales). The Planning Commission reviewed the request on May 7, 2026 and recommended approval with the stipulation of Saturday pickups being limited to the hours of 10 a.m. to 2 p.m. She reviewed the criteria of a home occupation and the applicant meets all the conditions. Lisa Vickey was present to answer any questions. Stephen Oler inquired as to how many customers would be coming. Lisa stated 5 to 6 and outside sales only.

Dean Pepicello closed the Regular Supervisors' Meeting at 5:17 p.m. and opened a **PUBLIC HEARING** for the purpose of addressing questions or comments for the Conditional Use request from Lisa Vickey.
Mark Zielinski – 6328 Harborgreene Road – asked applicant if she had plans to expand out of her home. He commended her on her new business.
Dean Pepicello closed the Public Hearing at 5:18 p.m. and reconvened the Regular Supervisors' Meeting.
Motion by Timothy May to approve the Conditional Use request from Lisa Vickey as presented and per the Planning Commissions' recommendation. Second by Stephen Oler.

VOTE:	Timothy May	Yes
	Stephen Oler	Yes
	Dean Pepicello	Yes

Connie Cruz brought the Board and public up to date on a **PUBLIC HEARING** to consider a proposed Zoning Amendment to include Data Center Use as a conditional use within the Public University Zoning District and to establish regulations governing such use. Proposed Ordinance No. 2025-243-5. The Planning Commission reviewed the amendment on May 7, 2026 and recommended approval with the change from a Special Exception to Conditional Use. A copy of the Ordinance was distributed to the public for their review during the public hearing. Connie reviewed parts of the Ordinance. The location of the zoning was reviewed. Public University Zoning District has 41 vacant parcels with most of them being smaller lots. Any potential Data Centers would have to be on the smaller side in order to comply with the lot requirements. She addressed some various concerns about data centers detailed within the ordinance. She reviewed the closed loop system. This system continuously recirculates liquid in a sealed piping system instead of consuming fresh water to evaporate and cool servers. She discussed the noise restrictions. The noise cannot exceed the property lines. The Ordinance complies with State agencies regulations. Any future Data Center would have to have public facilities and not have negative impacts on the rates. She reviewed the setbacks, safety regulations and the decommissioning procedures. The lot coverage cannot exceed 40 percent and height no more than 60 feet. Dean Pepicello wanted to make it clear we cannot prohibit Data Centers from coming but felt we need to get ahead of it with having regulations in place if the opportunity arises. Timothy May stated Penn State Behrend owns most of the parcels within the Public University Zoning District.
Dean Pepicello closed the Regular Supervisors' Meeting at 5:39 p.m. and opened a **PUBLIC HEARING** for the purpose of addressing questions or comments for proposed Ordinance No. 2025-243-5.
Bill Wright – 5419 Winterberry Lane – Wanted to know if all the criteria of the ordinance were met, a Data Center could develop and be built. He inquired about the utilities going up with supply and demand. He asked about the noise ordinance and solar options.
Dean Pepicello, Steve Oler and Atty. Ward commented.

Cindy Liotta – 590 Bonnie Brae – Talked about the problems they are having in other areas with sources of energy. She talked about the noise level and air pollution. She asked about nondisclosure agreements with the Developers. Pennfurture.com is a good resource for information.
Atty. Ward and Steve Oler commented.
Ann McCarthey – 6101 E. Lake Rd. – She stated the Ordinance was well done and hopes other municipalities are able to use it for reference. Pennsylvania is second to Texas for Data Centers. She talked about fossil fuel infrastructure and what happens when huge complexes are decommissioned.
Carrie Rodler – 6802 Helena Drive – She has worked in the IT industry for 30 years and stated this was the most protective and comprehensive Ordinance she has seen.
Mark Zielinski – 6328 Harborgreene Road – Asked if Erie Water Works would be involved with the usage of public utilities.
Jeremy Lobaugh – 1108 Bartlett Road - He stated this was a great Ordinance. Asked about the location on E. 38th Street being Public University zoned.
Wesley Weber – 7674 Dutton Road – Talked about working on Data Centers in Virginia. He feels they will have a negative impact on the community.
Jim Zielinski – 6150 Harborgreene Road – Asked if the data center is in violation what does the township do?
Dean Pepicello stated they would have to correct the violation or issue a cease-and-desist order.
Gretchen Durney – 4378 Hannon Road – Asked about the location of a parcel in the zoning district. She appreciated the protection of the farmland in the community. Stated the adjacent properties to the zoning district are residential and farmland.
Vicki Roberts – 4509 Leary Road – Talked about noise and restricting it to the boundary line. She used GE as an example on how to keep noise at the boundary with the use of dirt mounds.
Dean Pepicello closed the Public Hearing at 6:22 p.m. and reconvened the Regular Supervisors' Meeting.
Motion by Timothy May to adopt Resolution No. 2025-243-5 as presented and per the Planning Commissions' recommendation. Second by Stephen Oler.

VOTE:	Timothy May	Yes
	Stephen Oler	Yes
	Dean Pepicello	Yes

Financial
Motion by Timothy May to approve Bill List 12-26. Second by Stephen Oler.

General Fund		Rcvd. Total	$ 47,026.98
Prepaid Total of Funds			$ 459,764.53
VOTE:	Timothy May	Yes	
	Stephen Oler	Yes	
	Dean Pepicello	Yes	

PUBLIC HEARING for a proposed new Ordinance establishing a tax on Skill Game Machines and setting regulations. Proposed Ordinance No. 2026-247. Stephen Oler updated the Board and public on the regulations of the skill game industry. The Township would like to establish regulations in order to monitor these businesses. Having the regulations in place in order to set limits on alcohol, hours, locations etc. The next meeting we will look at adopting a resolution setting the schedule of fees.
Dean Pepicello closed the Regular Supervisors' Meeting at 6:26 p.m. and opened a **PUBLIC HEARING** for the purpose of addressing questions or comments for the proposed Ordinance No. 2026-247.
Jeremy Lobaugh – 1108 Bartlett Road – He asked about banning them and thanked the Board for keeping the community safe by keeping an eye on these establishments.
Dean Pepicello closed the Public Hearing at 6:28 p.m. and reconvened the Regular Supervisors' Meeting.
Motion by Timothy May to adopt Ordinance No. 2026-247 as presented.
Second by Stephen Oler.

VOTE:	Timothy May	Yes
	Stephen Oler	Yes
	Dean Pepicello	Yes

Motion by Stephen Oler to satisfy street light liens for tax years 2013-2021 in the total amount of $521.21. Second by Timothy May.

VOTE:	Stephen Oler	Yes
	Timothy May	Yes
	Dean Pepicello	Yes

Motion by Stephen Oler to authorize payment of invoice #DEF-00125891-CINV from Definiti for Actuarial Services rendered to be paid out of the Pension Plan Fund in the total amount of $660.00. Second by Timothy May.

VOTE:	Stephen Oler	Yes
	Timothy May	Yes
	Dean Pepicello	Yes

Roads
The Harborcreek Township Supervisors received bids for the **Dutton Road Bridge No. 2 Replacement Project** on Tuesday, June 16, 2026 until 9:00 a.m., at which time they were publicly opened and read aloud. The project will consist of the construction of an aluminum structural plate box culvert structure as well as the installation of riprap scour protection, guide rail and general restoration activities.

BIDDER	BID BOND	TOTAL BID
Northrock Construction		No Bid
Konzel Construction		No Bid
McLallen Construction	Yes	$ 97,972.00
Amendola Construction	Yes	$105,760.00
Chivers Construction Co.	Yes	$124,460.00
Ray Showman Jr. Exc.	Yes	$110,384.87
Heckman Diversified Const.		No Bid
Mathews Enterprises		No Bid

Motion by Timothy May to approve bid for Dutton Road Bridge No. 2 replacement project to McLallen Construction in the total amount of $97,972.00. Second by Stephen Oler.

VOTE: Timothy May Yes
Stephen Oler Yes
Dean Pepicello Yes

Announcements

Timothy May – updated the public on the road work schedule. He stated the salt prices for the 26-27 contract had increased by 53%.

Stephen Oler – announced on July 1, 2026 there will be a celebration at Shades Beach to celebrate Americas birthday. We will have a band, vendors, dunking booth and a DJ. The festivities are from 6 to 8:30 p.m.

Public Comment

None

Motion by Timothy May to adjourn the meeting at 6:31 p.m.

Dean S. Pepicello
Secretary/Treasurer
Harborcreek Township