HAINES TOWNSHIP PLANNING COMMISSION
Meeting Minutes

Meeting Date: October 14, 2026

Meeting Location:

337 E. Aaron Sq., Aaronsburg, PA 16820

Call to Order:

The meeting was called to order at 7:00 pm by Marlin Fultz.

Members Attending:

Marlin Fultz, Michael Patten, James Baughman, Robert Vernon, Abby Minor

Members Absent:

None.

Others Attending:

None.

Public Comments:

None.

Request to Address the Commission:

None.

Minutes review Approval:

James Baughman moved to approve the Minutes of the September 09, 2026 Commission Meeting as presented. Robert Vernon seconded the motion. The motion carried.

Reports of Committees and/or Representatives:

None.

Old Business:

- The Commission reviewed and discussed Section 51.16.3 of the Zoning Ordinance concerning Small Accessory Buildings. The Commission agreed that all building sizes should be required to abide by the minimum set-back requirements of the Zoning Ordinance and have a Zoning Permit for construction. The Commission agreed that item 51.16.3.A.1 of the Zoning Ordinance exempting buildings less than 144 square feet ground floor area should be deleted. James Baughman moved that the Commission recommend that the Township Supervisors delete this item. Robert Vernon seconded the motion. The motion carried.
- The Commission reviewed and discussed Section 51.12.2.A.3 of the Zoning Ordinance concerning Fences and Walls and noted inconsistencies between this section and the definition of fences in the ordinance. The Commission agreed that revision to the ordinance need to be made to remove the inconsistencies. The Commission also agreed to study whether the fence/wall requirements of the ordinance should be broken out by Zoning District.
- The Commission reviewed and discussed Section 51.11.2 Halfway House of the Zoning Ordinance. The Commission agreed that the current definition and ordinance are relevant for support of substance-use rehabilitation and inmates/parolees approaching parole/release, but may not be relevant for other uses such as special needs adults and youth rehabilitation. The Commission decided to research how municipalities located near large correctional institutions address these differing potential uses. The Commission will also study the addition of a "Group Home" section to the ordinance that is less restrictive as to location, etc.
- The Commission reviewed and discussed section 51.12.7 Access Drives and Driveways section of the Zoning Ordinance. The Commission agreed that the ordinance should be revised to provide more specific requirements. The Commission will research the current PA Department of Transportation requirements for access to Local Roads before proceeding with any revisions.

- The Commission continued discussion of the Draft Data Center ordinance. Michael Patten and James Baughman provided potential revisions to the Draft that were accepted by the Commission. Michael Patten will compile a revised version of the Draft Ordinance and present it to the Commission for review at the next meeting.

New Business:

None.

Adjournment:

James Baughman moved to adjourn meeting. Robert Vernon seconded the motion. The motion was carried. The Meeting adjourned at 8:15 pm.

Approved: 11/11/26

Michael L. Patten, Secretary