



**Hellam Township Planning Commission**  
**January 22, 2026**  
**6:00 P.M.**

**1. Opening Agenda**

- A. Call to Order
- B. Pledge of Allegiance

**2. Public Comment**

**3. Minutes Approval**

- A. January 8, 2025 draft meeting minutes approval

**4. New Business**

**5. Old Business**

- A. Data Centers

**6. Ongoing Business for Future Meetings**

- A. Logistics/Warehouse Ordinance
- B. Signs
- C. Riverland 1&2 Ordinance
- D. Understanding the Township (review of prior research and tasks to continue and validate research)

**7. Reports**

- A. January 2026 permit report

**8. Upcoming Meetings**

Next Planning Commission Meeting – February 12, 2026

**9. Adjournment**

**Zoom Log In**

Meeting ID: 634 220 1697

Password: Hellam44

**Hellam Township Planning Commission  
Meeting Minutes - January 8, 2026**

The meeting was called to order at 6:02 p.m. by Chair Devin Winand, with Vice Chair John Kokiko, Robert Searer, Rick Cooper, Mike Shillott, and Steve Fetrow in attendance. Also present from the township staff were Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh. Immediately following the call to order, the Pledge of Allegiance was conducted.

The first order of business was the election of the Commission Chair; Mike Shillott nominated Devin Winand for the position, which was seconded by John Kokiko and passed with unanimous approval. Following this, the Commission moved to elect a Vice-Chair. Mike Shillott nominated John Kokiko, and after a second from Robert Searer, the nomination was also approved unanimously.

**A. Public Comment:** No public comment

**B. Minutes Approval:** Mike Shillott motioned to approve the records pending the necessary revisions. This motion was seconded by John Kokiko and received unanimous approval.

**C. New Business**

a. **Z-2026-01 – 599 West Market Street – 06-01-A0, GN Realty Hallam LLC. Conditional Use and Variance**

i. *Applicant requested a continuance.*

b. **Z-026-02 – 216 Gartner Lane, KK-01-B0, UWS Properties LLC, Variance**

i. **Application Overview:** Mr. Anderson (Owner) and legal counsel requested a variance regarding the public water connection requirement for a building addition. The site is currently used by United Well Services (UWS) for warehouse and light assembly work.

ii. **Utility & Cost Concerns:** The applicant's attorney noted that extending the York Water line 1,370 feet to the property would cost between \$600,000 and \$700,000. York Water has declined to fund the extension.

iii. **Operations & Fire Safety:**

1. The shop handles building projects involving stairs, hydraulic shears, saws, and welding. Mr. Anderson stated they intend to eliminate combustibles to reduce risk.
2. Jason Test (Zoning Officer) noted that while he has nothing in writing requiring fire suppression yet, the state building code would ultimately dictate this during the land development phase.
3. Corina Mann (Township Manager) clarified that structures exceeding 5,000 sq. ft. typically trigger fire suppression requirements.

iv. **Board Discussion:** John Kokiko expressed a conflict between wanting to keep high-skilled jobs in the township and the fear of fire risks without adequate suppression.

1. Mike Shillott questioned the rationale for sewer connection; Jason Brennaman (Engineer) explained the addition leaves no room for a septic structure.
2. The attorney suggested a "reasonable condition stipulation" to resolve the uncertainty regarding state codes.

v. **Public Comment:** Stephanie (Resident) inquired about future hook-up mandates. Corina confirmed that if water comes within a specific distance (e.g., 70 feet) in the future, connection is mandatory.

vi. **Final Motion:** Steve Fetrow motioned to recommend approval with two stipulations:

1. If public water becomes available in the future, the applicant must connect.
  2. The building process must confirm that state codes do not require fire suppression; if suppression is deemed necessary, the variance is void.
- vii. **Action:** Motioned by Steve Fetrow, seconded by John Kokiko. Motion carried (Rick Cooper and Mike Shillott opposed).

#### D. Old Business

##### a. Data Centers

- i. **Draft Introduction:** The first draft of the Data Center Ordinance was introduced, featuring a text-based framework built from comparative research of West Manchester, Peach Bottom, and other neighboring municipalities.
- ii. **Zoning & Location Review:** The board reviewed potential locations within the proposed overlay, specifically referencing Poe Lane and Keeney Lane. It was clarified that the local golf course is zoned MU2 and would not be included in the MU1 overlay. A discussion occurred regarding the limited number of small areas where these facilities would be permitted due to strict setback requirements.
- iii. **Parcel Size & Calculation:** The board reviewed proposed acreage requirements based on building size to ensure lots can support necessary infrastructure and setbacks.
  1. MU1 Zone: 2.5 acres required per every 10,000 sq. ft. for buildings under 25,000 sq. ft.
  2. Large-Scale Facilities: 3 acres required per every 10,000 sq. ft. for buildings 25,000 sq. ft. or larger (e.g., 150 acres required for a 500,000 sq. ft. building).
  3. Standardization: Calculations will be based on building footprint. Staff was directed to clarify these as "minimum" parcel sizes and corrected the draft breakpoints from 149,900 sq. ft. to 150,000 sq. ft.
- iv. **Setback Requirements:**
  1. Residential Adjacency: Buildings adjoining R or RA zones require a 250-foot setback in MU1 and a 350-foot setback in all other zones.
  2. Other Zones: Setbacks for properties adjoining non-residential zones (I, CI, or Quarry) are set at 100–150 feet.
  3. Power & Cooling Infrastructure: Backup generators and cooling systems were grouped into a single category requiring maximum setbacks (250–350 feet) due to continuous noise concerns.
  4. Accessory Structures: General accessory buildings are set at 100 feet; staff will draft an exemption for "guard sheds" to allow placement near entrances.
- v. **Buffering & Visual Screening:** The board discussed "Buffer E," intended to create a "solid wall" effect using a 50-foot-wide area featuring a berm, fencing, and large-growth trees. The board reviewed current height requirements for trees and noted that these buffers are critical for hiding facilities from road-level view.
- vi. **Building Height:**
  1. The board compared local standards (35 feet) against West Manchester (up to 110 feet with setbacks) and Springettsbury (100 feet).

2. The board opted for a more restrictive approach to preserve township character.
3. **Final Decision:** Maximum height set at 40 feet for MU1 and 60 feet for all other zones. Projects exceeding these heights must seek a variance.

**E. Ongoing Business for Future Meetings**

- a. EAC Burn Ordinance will be on the next meeting's agenda

**F. Reports:** No reports

**G. Upcoming Meetings:** Next Planning Commission Meeting – January 22, 2026

**H. Adjournment:** Meeting adjourned at 8:05 p.m.

DRAFT

**490-11 DEFINITIONS TO ADD**

**DATA CENTER-** A building (or buildings) used for the housing, operation and/or co-location of computer and communication equipment for the purpose of storage, management, processing and/or transmission of digital information/electronic data necessary for the operation of one or more businesses, commercial or government entities. Data Centers shall be located in its own separate and standalone building or building complex.

**Data Center Complex-** is defined as the Data Center building and all its associated buildings and structures on one defined parcel.

**Data Center Accessory Uses, Buildings and Structures-** Ancillary uses, buildings or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage and security buildings or structures; sources of electrical power such as generators used to provide **temporary** power when the main source(s) of power are interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression and related equipment) and security features/equipment/structures, provided such are located on the same parcel and developed as a unified development project with a Data Center. The use shall **not** include energy generation systems used or intended to be used to supply power to the Data Center/Data Center Complex during normal operations.

**Data Center Electrical Substation-** A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electrical power for total use at this Data Center/Data Center Complex. Backup power only generation systems and renewable energy systems may be located within the substation defined area. No Primary Power Source generation systems are allowed within the substation area or anywhere on the Data Center/Data Center Complex parcel.

## **490-131 Data Center Ordinance**

### **1. Data Center/Data Center Complex Permitted Zones**

- a. Data Centers/Data Center Complexes are permitted in specific locations as a Conditional Use in the following zones:
  - Mixed Use 1 (MU-1)
  - Mixed Use 2 (MU-2)
  - Kreutz Creek Interchange (KCI)
  - Interchange (I)
  - Commercial/Industrial (C/I)
  - Quarry (Q)

### **2. Data Center/Data Center Complex Location**

- a. Locations for each of the above zones where Conditional Use is allowed is specified in Chart 1 (see rows Zone, Zone Detail and Data Center Overlay Details).
- b. The Data Center/Data Center Complex developer, owner or operator shall provide documented evidence (GIS coordinates and maps) to show/verify that the Data Center/Data Center Complex parcel is in the permitted zone and is contained within the allowable area as required in Chart 1.

### **3. Data Center/Data Center Complex Physical Requirements**

- a. Data Center Building size requirement for each zone is specified in Chart 1 (see rows Zone and Data Center Building- Size Allowed).
- b. Data Center/Data Center Complex parcel size for each zone is specified in Chart 1 and is based on the size of the Data Center itself (see rows Zone and Parcel Size Required (based on Data Center building size)).
- c. Data Center/Data Center Complex setback requirements are established based on adjoining zone parcels.

1. For a Data Center/Data Center Complex parcel side that adjoins a Residential (R) or Rural Agricultural (RA) parcel, that parcel side shall comply with the specified setback requirements for the Data Center building/structure listed in Chart 1 (see rows Zone and Data Center Building/Structure Setback for adjoining R or RA zoned parcels (all sides)).

2. For a Data Center/Data Center Complex parcel side that adjoins any other zone's parcel, that parcel side shall comply with the specified setback requirements for the Data Center building/structure listed in Chart 1 (see rows Zone and Data Center Building/Structure Setback for all other adjoining zoned parcels (all sides)).

3. Data Center/Data Center Complex Power Generation Accessory Buildings/Structures setbacks shall be as specified in Chart 1 (see rows Zone and Setback for all Data Center Power Generation Accessory Buildings/Structures (all sides)).

4. Data Center/Data Center Complex setbacks for All Other Accessory Buildings/Structures shall be as specified in Chart 1 (see rows Zone and Setback for all other Data Center Accessory Building/Structures (all sides)).

5. Data Center Building/Structure Height ( including all roof mounted structures/equipment) shall be as specified in Chart 1 (see rows Zone and Data Center Building/Structure Height (including any roof mounted equipment/structure). If equipment/structures are installed on the roof, a parapet wall 75% of the height of the tallest piece of equipment or structure shall be constructed on all sides.

6. Data Center Accessory Buildings/Structures (including Power Generation Buildings/Structures) Height shall be as specified in Chart 1 (see rows Zone and Data Center Accessory Building/Structure- Height). If equipment/structures are installed on the roof, a parapet wall 75% of the height of the tallest piece of equipment or structure shall be constructed on all sides.
  7. Data Center/Data Center Complex Parcel Buffer Strip requirements for adjoining Non-Sensitive Receptor Use Parcels shall be as specified in Chart 1 (see rows Zone and Buffer Strip Requirements for any parcel boundary line bordering a Non-Sensitive Receptor Use parcel boundary line).
  8. Data Center/Data Center Complex Parcel Louver Fence requirements for adjoining Non-Sensitive Receptor Use Parcels shall be as specified in Chart 1 (see rows Zone and Louvered Fence with 2 inch opening angled slats requirement for any parcel boundary line bordering a Non-Sensitive Receptor Use parcel boundary line).
  9. Data Center/Data Center Complex parcel Impervious Surface requirements shall be as specified in Chart 1 (see rows Zone and Impervious Surface Requirement).
4. Data Center/Data Center Complex Public Utilities Requirements
- a. Data Center/Data Center Complex require public water for all uses as specified in Chart 1 (see rows Zone and Public Water required for all uses). The Data Center/Data Center Complex developer, owner or operator shall prepare a Water Use Projection Study Report. It shall include, but not limited to, information as to daily, monthly and yearly average and maximum water use of water provided by public water sources, use of internally recycled and re-purposed water, water cooling and wastewater systems and controls. The report shall be provided to all potential public water providers for their use in evaluating the ability to provide public water service. This report, a letter from each public water service provider stating approval to provide public water (as specified in chart 1 (see rows Zone and Acceptance letter from Public Water Utility Provider)) and the amount and schedule and a worksheet (if multiple public water suppliers are being used) showing that the total demand has been met shall be included in the documents submitted to the Township for Conditional Use review.
    1. All water based cooling systems shall be Closed Loop systems as specified in Chart 1 (see rows Zone and Cooling Systems using liquid source).
  - b. Data Center/Data Center Complex require public sewer service as specified in Chart 1 (see rows Zone and Public Sewer). The Data Center/Data Center Complex developer, owner or operator shall provide the Sewer Service Provider with sufficient information/data for the potential service provider to make a determination if there is sufficient system capacity to approve the requested need. The developer, owner or operator shall provide a copy of the submitted information/data and a copy of the approval letter stating that the Sewer Service Provider has agreed to reserve the needed capacity to the Township with the documents submitted for Conditional Use review.

- c. Data Center/Data Center Complex require public power service as specified in Chart 1 (see rows Zone and Acceptance letter from Power Utility accepting connection to the power grid).
1. The Primary Power Source providing power cannot be located on the Data Center/Data Center Complex parcel (see chart 1 (rows Zone and Data Center/ Data Center Complex Primary Power Source Onsite)).
  2. Connection distance from the Data Center/Data Center Complex receiving point (building or structure) to the grid connection point (existing substation or capable transmission line) shall meet the requirement specified in Chart 1 (see rows Zone and Data Center Location to Utility power source (existing capable substation or transmission line). The Data Center/Data Center Complex developer, owner or operator shall provide documented evidence (GIS coordinates and maps) to show/verify the connection distance.
  3. Renewable energy generation for backup/emergency use is required onsite and minimum power generation required is specified in Chart 1 (see rows Zone and Renewable Energy Backup/Emergency Use power generation equipment).
  4. The Data Center/Data Center Complex shall be designed to meet applicable local Power Grid Utility standards. The Data Center/Data Center Complex developer, owner or operator shall provide the Utility Grid Provider with an Electrical Use Projection Study Report. The report shall include, but not limited to information such as daily, monthly and yearly average and maximum power use, seasonal variations, onsite backup/emergency energy generation type and capability, Renewable energy generation type and capability, electrical system design/layout and controls and energy storage capability for use in determining capability to approval grid connection. A copy of the report along with a copy of the Utility Grid Provider connection acceptance letter shall be included in the documents submitted to the Township for Conditional Use review.
- d. Connections for communication and data transfer shall be available from a Service Provider. The Data Center/Data Center Complex developer, owner or operator shall provide documentation that this service is available and include it with the documents submitted for Conditional Use review.

#### 5. Noise Study, Reports and Requirement

- a. A noise study shall be conducted as specified in Chart 1 (see rows Zone and Noise Study) at all Data Center/Data Center Complex parcel boundary lines at 100 foot intervals for:
1. Normal Operations Level at three (3) time intervals (6AM, 6PM and 2 AM).
    - a. At design completion.
    - b. At initial startup.
    - c. At 50% build out (if facility not at 50% at initial startup).
    - d. At full build out of equipment (if not 100% at initial startup).
    - e. Anytime 25% more additional equipment is added.
  2. Emergency Operations Level using all accessory power generation equipment and support equipment at three (3) time intervals (6AM, 6PM and 2AM)
  3. All noise measurement reading equipment shall be calibrated to industry standards. The testing shall be done by a qualified noise control engineer or other qualified  

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person approved by the Township and shall be in accordance with specifications

ANSI S12.18-1994 Method II and ANSI S1.4-1971. The Township reserves the right to hire a third-party consultant to witness testing and review results. All Township costs will be paid by the Data Center/Data Center Complex Owner.

4. No noise readings shall exceed 65 decibels (dBA) maximum at any time at any measurement point along the boundary property lines as specified in Chart 1 (see rows Zone and Noise Requirement at all property lines)
5. Any reading exceeding the specified noise level requirement shall have a corrective action plan with a target completion date. Noise measurement readings shall be repeated at all failed measurement points after all corrective actions have been implemented.
6. Copies of all Noise Study reports, corrective actions and repeat noise studies shall be submitted to the Township within 30 days of completion (except the initial design level noise study report shall be submitted with the documents for the Conditional Use review.

#### 6. Vibration Study and Report

a. A Vibration Study shall be conducted as specified in Chart 1 (see rows Zone and Vibration Study).

b. The testing shall be done by a qualified noise control engineer or other qualified person approved by the Township and shall be in accordance with Industry Standards and specifications. The Township reserves the right to hire a third-party consultant to witness testing and review results. All Township costs will be paid by the Data Center/Data Center Complex Owner.

c. The study/report shall demonstrate that no vibration from the Data Center/Data Center Complex (buildings, structures or equipment (inside or outside)) will be perceptible to the human sense of feeling beyond the property lines.

d. The study will be conducted on two (2) parts (one with just the Data Center itself running and the second part with the Data Center and all accessory equipment on property running. The study will be conducted at the following project stages.

1. At design completion.

2. At initial startup.

3. At 50% build out (if facility not at 50% at initial startup).

4. At full build out of equipment (if not 100% at initial startup).

5. Anytime 25% more additional equipment is added.

e. Any reading exceeding the vibration level requirement shall have a corrective action plan with a target completion date. Vibration measurement readings shall be repeated at all failed measurement points after all corrective actions have been implemented.

f. Copies of all Vibration Study reports, corrective actions and repeat vibration studies shall be submitted to the Township within 30 days of completion (except the initial design level noise study report shall be submitted with the documents for the Conditional Use review.

#### 7. Data Center/Data Center Complex Backup/Emergency Power Generation Equipment

a. All backup/emergency power equipment shall be gas fired units unless power is from a renewable energy source. All gas fired units shall met all applicable industry standards for

noise, omissions and efficiency. All fuel tanks shall be underground, unless approved by the Board of Supervisors. All backup/emergency power equipment shall be enclosed in building/structure, unless approved by the Board of Supervisors.

- b. Backup/Emergency power generation equipment shall operate only when:
  - 1. Primary power generation sources are not available.
  - 2. System is being tested to verify operation or for maintenance. These checks shall only be performed during the weekday hours of 8AM to 3PM (unless the weekday is a recognized holiday).
  - 3. The Data Center/Data Center Complex owner or operator shall notify the Township of major changes in operation, such as, but not limited to, major change (25%) in level of operation either reduction or increase, changes in backup/emergency power generation equipment (type or amount of equipment, a need to run backup/emergency power generation equipment outside hours allowed in section 6.b.2).

#### 8. Data Center/Data Center Complex Decommissioning

- a. The Data Center/Data Center Complex owner or operator shall notify the Township immediately upon cessation of operations or abandonment.
- b. The Data Center/Data Center Complex owner or operator shall inform the Township of the future plans for the Data Center/Data Center Complex as it relates to the buildings, structures and equipment within or on the outside grounds within 30 days.
- c. The Data Center/Data Center Complex owner and the Township shall enter into an agreement and plan as to the cessation of operations or abandonment process, timelines and the status of the buildings, structures and equipment and include such items as safe shutdown, equipment removal, disposal or recycling of materials, site restoration and the costs associated with this process. The agreement/plan and any required financial security involved shall be finalized prior to issuance of construction permits.
- d. If the Data Center/Data Center Complex is sold to a new owner, the new owner is bound by the existing agreement, plan and financial security. The new owner shall prepare and submit a new agreement, plan and financial security to the Township for review and approval. All review and approval costs incurred by the Township in this process shall be paid by the new owner. Once the new agreement, plan and security is in-place, the Township will release the previous owner's financial security.

#### 9. Environmental and Community Impact

- a. The Data Center/Data Center Complex developer, owner or operator shall have an Environmental Impact Assessment Study prepared by a qualified individual/company (such as a Professional Engineer, Ecologist, Environmental Planner) that includes, but is limited to, ecological and environmental impacts of the Data Center/Data Center Complex on the surrounding community (defined as Hellam Township, Hallam Borough and Wrightsville Borough and any other community within a 10 mile radius), decarbonization strategy and goals, impacts of power use, the power grid capability, power generation/availability and power cost for a 10 year period (starting with the facility operational startup date, impact of water use and wastewater disposal, water availability and cost for the same 10 year study period and the same for communication infrastructure, availability and cost. The report shall be submitted with the documents for the Conditional Use review.

10. Data Center/Data Center Complex Design Considerations

- a. The Township encourages the Data Center/Data Center Complex design to consider incorporation of the following concepts and practices.

1. Site Design

- a. Avoid sensitive areas that should be impacted from facility operations
    - b. Select site that will minimize land disturbance
    - c. Tree Preservation where possible
    - d. Reduce impervious surfaces using pervious materials where possible
    - e. Select site that will minimize noise and environmental impacts

2. Energy/Resource efficiency

- a. Orient building to take advantage of passive cooling
    - b. Select site that has potential to utilize renewable power generation
    - c. Utilize energy storage systems to optimize utilization of renewable power
    - d. Incorporate fuel storage concepts/designs that limit environmental impact from spillage
    - e. Utilize water efficient landscape designs and materials
    - f. Utilize LED lighting for exterior and interior use that doesn't impact operational efficiency
    - g. Incorporate LEED design and certification
    - h. Utilize building design that allows for installation of roof mounted solar energy systems
    - i. Utilize pervious paving materials for pathways and parking areas

**280-11 Definitions to add**

- (5) Buffer planting E is designed to block 100% of the view 20 foot height through the use of a 10 foot high Berm, a 12 foot high Fence and a dense planting of Trees and Shrubs in a 50 foot wide Buffer Strip. At least 50% of the plant material must be evergreen. The plants are located to allow for the reduction of light, noise and view. The buffer rows shall be in accordance with Figure 1. The Buffer Strip rows shall follow the planting scheme below for each 100 feet of buffer length.
- (a) Five (5) shade trees on 20 foot centers (20, 40, 60, 80 and 100) (35 foot height at planting)
  - (b) Six (6) evergreen on 10 foot centers (0, 10, 30, 50, 70 and 90) (35 foot height at planting)
  - (c) Rows of trees shall be on 10 foot centers row to row
  - (d) 20 large shrubs on 5 foot centers in each tree row (3 foot height at planting)
  - (e) items a, b, c and d above shall be planted on both sides of the fence.

| Data Center Ordinance               |                                                             |                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |               |               |               |  |
|-------------------------------------|-------------------------------------------------------------|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------|---------------|---------------|--|
| Zone Requirement                    | Zones                                                       |                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |               |               |               |  |
|                                     | Mu-1                                                        | KCI                | I                  | C/I                                                                                                                                                                                                                                                                                                                                                                                                         | Quarry                                                              | Mu-2          | R             | RA            |  |
| Zone Detail                         | <u>Data Center Overlay only</u>                             | <u>Entire Zone</u> | <u>Entire Zone</u> | <u>Data Center Overlay only</u>                                                                                                                                                                                                                                                                                                                                                                             | <u>Data Center Overlay only</u>                                     | N/A           | N/A           | N/A           |  |
| Data Center Overlay Details         | Parcels bordering directly on Lincoln Highway or Kenny Lane | N/A                | N/A                | Parcels bordering directly on Lincoln Hwy or Blessing Lane, Parcels bordering directly on Shoehouse Road are south of US 30, Parcels bordering directly on the North side of Lincoln Highway from the Springettsbury Township line to Commerce Way, Parcels bordering directly on Runway, Parcels bordering directly on the South side of Lincoln Highway from the Springettsbury Township line to Poe Lane | All buildings on any parcels must be within 1000 feet of Haugh Road |               |               |               |  |
| Permission Type                     | Conditional Use                                             | Conditional Use    | Conditional Use    | Conditional Use                                                                                                                                                                                                                                                                                                                                                                                             | Conditional Use                                                     | Not Permitted | Not Permitted | Not Permitted |  |
| Public Water (for general use)      | Required                                                    | Required           | Required           | Required                                                                                                                                                                                                                                                                                                                                                                                                    | Required                                                            | -----         | -----         | -----         |  |
| Public Sewer                        | Required                                                    | Required           | Required           | Required                                                                                                                                                                                                                                                                                                                                                                                                    | Required                                                            | -----         | -----         | -----         |  |
| Cooling Systems using liquid source | closed loop                                                 | closed loop        | closed loop        | closed loop                                                                                                                                                                                                                                                                                                                                                                                                 | closed loop                                                         | -----         | -----         | -----         |  |

| Data Center building- Size Allowed (Total Square Footage)                                       | 50,000 Square Feet or less                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  | 500,000 Square Feet maximum                                                                                  |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Minimum Parcel Size Required (based on Data Center building size)                               | 24,999 sq. ft. or less- 2.5 acres per 10,000 sq. ft.; 25,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. | 149,999 sq. ft. or less- 2.5 acre per 10,000 Sq. ft.; 150,000 sq. ft. or greater- 3 acres per 10,000 sq. ft. |
| Data Center Structure Setback for adjoining R or RA zoned parcels (all sides)                   | 250 feet                                                                                                    | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     |
| Data Center Structure Setback for all other adjoining Zoned parcels (all sides)                 | 100 feet                                                                                                    | 100 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     | 150 feet                                                                                                     |
| Setback for all other Data Center Power Generation and Cooling accessory structures (all sides) | 250 feet                                                                                                    | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     | 350 feet                                                                                                     |



|  |                                                                                                                                                      |                                        |                                        |                                        |                                        |                                        |  |                                   |  |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|--|-----------------------------------|--|--|
|  | Buffer Strip<br>and Fencing<br>Requirement<br>for any parcel<br>boundary line<br>bordering a<br>Sensitive<br>Receptor Use<br>parcel<br>boundary line | Buffer Strip E<br>(see Chapter<br>280) | Buffer Strip E<br>(see Chapter<br>280) | Buffer Strip E<br>(see Chapter<br>280) | Buffer Strip E<br>(see Chapter<br>280) | Buffer Strip E<br>(see Chapter<br>280) |  |                                   |  |  |
|  | Noise Study                                                                                                                                          | Required                               | Required                               | Required                               | Required                               | Required                               |  | Required                          |  |  |
|  | Noise<br>Requirement<br>at all property<br>lines                                                                                                     | 65 dBA                                 | 65 dBA                                 | 65 dBA                                 | 65 dBA                                 | 65 dBA                                 |  | 65 dBA                            |  |  |
|  | Vibration<br>Study                                                                                                                                   | Required                               | Required                               | Required                               | Required                               | Required                               |  | Required                          |  |  |
|  | Solar or Wind<br>auxiliary power<br>production<br>requirement                                                                                        | 10% of<br>required<br>power needs      | 10% of<br>required<br>power needs      | 10% of<br>required<br>power needs      | 10% of required power<br>needs         | 10% of<br>required<br>power needs      |  | 10% of<br>required<br>power needs |  |  |
|  | Data Center<br>Location to<br>primary Utility<br>power source<br>(existing<br>capable<br>substation or<br>transmission<br>line)                      | ½ mile                                 | 1 mile                                 | 1 mile                                 | 1 mile                                 | 1 mile                                 |  | 1 mile                            |  |  |
|  | Acceptance<br>letter from<br>Power Utility<br>accepting<br>connection to<br>the power grid                                                           | Required                               | Required                               | Required                               | Required                               | Required                               |  | Required                          |  |  |

|  |                                                                                 |                                 |                                   |                                   |                                   |                                   |                                   |       |       |       |
|--|---------------------------------------------------------------------------------|---------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------|-------|-------|
|  | Letter of acceptance to provide water from Utility Company or Regulatory Agency | Required                        | Required                          | Required                          | Required                          | Required                          | Required                          | ----- | ----- | ----- |
|  | Impervious Surface requirement                                                  | See applicable Zone requirement | 70% without TDRs or 85% with TDRs | 70% without TDRs or 85% with TDRs | 70% without TDRs or 85% with TDRs | 70% without TDRs or 85% with TDRs | 70% without TDRs or 85% with TDRs | ----- | ----- | ----- |

| December 2025 Permit List       |                              |          |               |                                 |           |        |
|---------------------------------|------------------------------|----------|---------------|---------------------------------|-----------|--------|
| Name                            | Address                      | Status   | Date Approved | Improvement                     | Cost      | Notes  |
| Brandon Stankchock              | 100 Shannon Lane             | Approved | 12/8/2025     | Interior (Remodeling)           | \$115,000 |        |
| Trent Landis                    | 931 Accomac Road             | Approved | 12/9/2025     | Accessory Structure (Garage)    | \$176,514 |        |
| Lamer & Julie Kostenbauder      | 925 Pine Hill Road           | Pending  | 12/9/2025     | Single Family Residence         | \$375,000 |        |
| Peaceful Acres Farm (Amos King) | 5470 Mount Pisgah Road       | Pending  | 12/9/2025     | Solar (Roof-Mounted)            | \$126,500 |        |
| Fred Henderson                  | 428 Ginger Cir               | Approved | 12/10/2025    | Accessory Structure (Shed)      | \$5,800   |        |
| Nathan Kauffmann                | 655 Hillview Road            | Approved | 12/12/2025    | Accessory Structure (Pole Barn) | \$122,864 |        |
| Thomas Kotkin                   | 540 Laurel Terrace           | Approved | 12/10/2025    | Solar (Roof-Mounted)            | \$89,650  | 24.6kW |
| Kings Mill Properties LP        | 6000 Susquehanna Plaza Drive | Approved | 12/23/2025    | Sign                            | \$6,397   |        |
| Jared Wotring                   | 867 Apache Lane              | Approved | 12/17/2025    | Accessory Structure (Carport)   | \$5,000   |        |
| WWBK Real Estate Holdings       | 4865 Libhart Mill Road       | Pending  | 12/18/2025    | Commercial (New)                | \$957,550 |        |
| Sheila Harrison                 | 4338 Old Orchard Road        | Approved | 12/24/2025    | interior remodel and addition   | \$195,000 |        |