Township of South Hanover
Board of Supervisors Public Hearing
Ordinance 1-2026 – Data Center
161 Patriot Way
Hershey, PA 17033
Tuesday, March 24, 2026

Supervisors:	**Township Personnel:**
Stephen Cordaro, Chairman	Mike Miller, Township Solicitor
Frank Tomasic, Jr., Vice Chairman	Lynn Wuestner, Township Manager
Robert Cassel, Secretary	Brian Engle, Township Engineer
Jack Studer	Art Heilman, Township Treasurer
Kevin Busher	Cheyanne Hench, Admin. Asst.

Public Present: Amber Elia, McClucas family, Dylan Taylor, Larry Swistoski, Stubers, Tracy Emerson, Woodells, Patti O'Byrne, Tim McGranaghan, Kreiss family, Justin Gulliver, Steve Gingrich, Liesel Evans, Kendra Riley, Jeff Carlson, Genevieve Chirdon, Anna Miller, Julie Groh, Rachael Cassel, Amy Ziegler, Stephen Crozier, Cindy Kolva, Sutors, Ipalla Cooke, Mark Stivers, David Yount, Chrissy Unton, Nick Swank, Dave Onorato, Mark Brinser, Kim DeBock

Open Hearing: Chairman Cordaro opened the Township of South Hanover Board of Supervisors Public Hearing for Tuesday, March 24, 2026, at 6:01 p.m. He then turned the hearing over to Solicitor Miller.

Public Hearing on Ordinance 1-2026 – Data Center:
Solicitor Miller stated that this hearing is being recorded. To make the hearing go smoothly, everyone who wishes to provide public comment is asked to fill out a card with their information and they can approach the microphone when their name is called. Public comment will be limited to three minutes per person and it is asked to refrain commenting out of turn. He also reminded everyone that this is not a Q&A, just a chance to be heard. The full text of the Ordinance was provided to the Sun newspaper on February 10, 2026, and to the Dauphin County Law Library on February 13, 2026. Public notice advertising the public hearing and proposed enactment was published in the Sun newspaper on February 12, 2026. Notice of the public hearing and proposed enactment was sent via U.S. mail to the affected property owners on February 20, 2026. Dauphin County Planning Commission reviewed the proposed Data Center Overlay Zoning Map and Text Amendment on March 2, 2026, and it was posted at the municipal office and in the general area around the property on March 10, 2026. Notice of the public hearing and proposed enactment was posted on the Township website on March 12, 2026. This Data Center Ordinance would amend the RS zone. There is already a by right plan for warehouses for which a highway occupancy permit has been filed by the developer which is a permitted use in that particular zoning area. The zoning overlay would limit and regulate the use of a data center in the Township. To date there are no regulations for data centers in the Township. Solicitor Miller asked if any Supervisors have any comments, they did not.

Testimony:
Chairman Cordaro stated that the Solicitor had properly stated the primary concern.

Public Comment:
Dylan Taylor – 292 Grandview Dr.
Mr. Taylor is looking for clear answers regarding the long-term operational impacts of the proposed data center zoning specifically related to water consumption, wastewater disposal, energy usage, onsite power generation, and noise pollution. Manager Wuestner told Mr. Taylor that he can email her if he would like

to provide a copy of his notes for the Supervisors to review.

Paul Stuber – 19 Wagner St
Mr. Stubers believes that the setbacks are not enough and it should be considered to make them farther away.

Tracy Emerson – 23 Oakglade Dr
Ms. Emerson is concerned about the wildlife that will be affected because of the lot size allowed.

Dane Kreiss – 112 Blackbird Ln
Mr. Kreiss wants to know how the Townships plans to keep the community protected against being forced to pay if a data center is built and then abandoned.

Amber Elia – 245 Thrush Dr
Ms. Elia says she supports what the Supervisors are trying to do with this Ordinance. She would like the Supervisors to consider a geology report as sinkholes are a concern. She said she contacted the PA Game Commission for Bald Eagle site locations and one of the locations is the property that could be considered for a data center. She wants to know what reports are required. Ms. Elia said she isn't looking for a "no to data centers" she is just looking for answers.

Stephen Crozier – 137 Savannah Dr
Mr. Crozier stated that he believes this is evolving quickly and is not a smart investment for the Township.

Genevieve Chirdon – 171 Appletree Ln
Ms. Chirdon said that the Township really needs to think about the impact this will have on the environment and air quality because once problems are created, they will not go away. She asked if the benefits of this outweigh the cost.

Dave Onorato – 5 Fox Run Rd & 36 Oakshire Dr
Mr. Onorato stated that PA is the absolute ear mark for data centers and the biggest, most important thing that can be done at this point is open communication.

Solicitor Miller stated that the property in question does not belong to the Township, it is privately owned and the owner can sell it to whoever they want. Unless the Township passes its own Ordinance, someone can come in and bring their own rules. It is not up to the Township if someone develops within the zoning scheme, which is why parameters need to be set.

Kim DeBock – 48 Grandview Dr
Ms. DeBock used an AI tool to collect information from the Ordinance to compare it to other areas Ordinances. She is requesting an increase in buffers and lowering the nighttime noise levels.

Nick Swank – 3 Wagner St
Mr. Swank said he appreciates the Township giving residents a chance to voice their concerns however he would like some sort of formal response to residents' concerns.

Amy Zeiger – 323 Hunter Path Rd
Ms. Zeigler said that she believes that this Ordinance has come a long way from where it started but she agrees with a geology study being conducted because we need to be aware of what is underneath that specific property. She also asked the Township to never sign NDA's if they are asked to.

Anju Singh – 103 Cardinal Ln
Ms. Singh stated that she read that data centers use an exorbitant amount of water and electricity and wants to know how the residents will be protected from this directly affecting them.

Close of Public Hearing:
Solicitor Miller stated that this Public Hearing was properly advertised, all public comment was stated and he wanted to address some of the comments prior to closing. He agreed with Ms. Zeigler that this Ordinance has come a long way. He said that Mr. Swank's point was right, feedback from both sides is important. Solicitor Miller stated that this had to start somewhere and he is glad that residents come to share their comments and concerns but the Supervisors do need to make a decision on regulations before someone comes in and makes the decision for them. The Supervisors are trying to draw the lines for designing the zoning scheme using their knowledge and residents' concerns. The Public Hearing was closed at 6:46 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant