Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Wednesday, July 1, 2026

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

Public Present: Anna Miller (the Sun), MaryAnn Pruden, Justin Gulliver, Joe Cronin, Kim DeBock, Amber Elia, Kevin Stoehr, Diann Smith, Lori Flickinger, Amy Godshall, Greg Burgdorf, Steven Seacord, Dave Roeting, Steve Cummings, Nancy Goldy, Andrew Seacord, Tammy Drager, John Moore, Leah Holdbrook, Annette Hauck, Randy Hauck, James Suleski, Sandy Stilp, Megan Weidner

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Wednesday, July 1, 2026, at 6:36 p.m., followed by the Pledge of Allegiance, and a moment of silence.

Executive Session: Solicitor Miller announced that the Board had an executive session prior to this meeting to discuss personnel, matters regarding litigation of the possible data center ordinance under § 708(a)(4), and privileged discussion under § 708(a)(5).

Public Comment:

Manager Wuestner announced that public comments will be held to three minutes per person.

MaryAnn Pruden – 15 Kellock's Run Road

Ms. Pruden thanked Vice Chairman Tomasic and Supervisor Busher for the time they devoted to reworking the ordinance to provide real protections for residents. The draft overlay does not prohibit access through residential development. She is requesting that the Supervisors vote to approve the draft ordinance for publication subject to the addition of section 2213 preventing primary and secondary access through residential development. This ordinance is not perfect but is the best compromise residents have seen to date.

Vice Chairman Tomasic asked if making the requested change is considered a material change. Solicitor Miller said that it is only a material change once it is advertised. Since this draft has not been advertised yet, it can still be amended.

Justin Gulliver – 14 Grandview Drive

Mr. Gulliver thanked the Supervisors, Township Manager, and residents for the long days and nights everyone spent communicating to get this ordinance where it is now. He is in full support of the ordinance being passed and he hopes it is unanimous among the Supervisors.

Joe Cronin – 25 Elm Street
Mr. Cronin asked why grant the developer more height than what they are requesting? A ban on lithium ion battery energy storage systems still allows lead acid batteries which are just as harmful. Look into other types of batteries and give the residents of this Township and neighboring communities the highest regard of protection.

Kim DeBock – 48 Grandview Drive
Ms. DeBock thanked the Supervisors for making meaning changes to protect the residents. She respectfully requested that Supervisors continue to change the ordinance to further protect the community. She suggested the Supervisors consider independent pre and post construction property appraisals, developer funded property protection program for homeowners that can prove project related value loss. She said that South Hanover is not a flat surface at the Quarry site so the Township should consider a one thousand foot residential setback.

Amber Elia – 245 Thrush Drive
Ms. Elia thanked the Supervisors for the opportunity to voice concerns. She thanked Vice Chairman Tomasic and Supervisor Busher for creating transparency and keeping the residents as informed as possible. She wanted to inform the Supervisors that residents have been receiving phone calls, mainly from Texas phone numbers, asking if they are interested in selling their property and how much they want for it.

Kevin Stoehr – 134 Brinser Road
Mr. Stoehr has been a Township resident for twenty nine years. He said this ordinance has been a challenging situation for over a year between the Planning Commission and the Supervisors and with the technology constantly changing, it is like trying to hit a moving target many times. He said that he is thankful for every member on the Board and the job they have been doing. Mr. Stoehr said he knows that every Supervisor has the Township's best interest at heart and social media has made it too easy to question everyone's morals and values. This ordinance is not perfect but it can be amended.

Diann Smith – 106 Peregrine Lane
Ms. Smith said she served on many Planning Commissions but has only lived in the Township for nine years. She wants to know what the benefit is of a data center. She is also concerned about the third party sewer system and how a data center will impact the sewer rates.

Lori Flickinger – 7107 Fox Meadow Drive
Ms. Flickinger has lived in her home for thirty-two years and is very worried about a data center. She thanked the Supervisors for the changes that have been made. They are good and show that the Supervisors are listening to the residents, Supervisors should continue to make more changes. The Constitution of the Commonwealth of Pennsylvania article 1 section 27 says the people have the right to clean air, pure water, and the preservation of the natural, scenic, historic, and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people including generations yet to come. Ms. Flickinger asked the Supervisors to continue their work as they are now representing their residents over the developer.

Amy Godshall – 757 N. 3rd Ave. Lebanon
Ms. Godshall said data centers are everywhere and she refuses to move her family within ten miles of a data center. South Hanover Township needs safeguards in place because without them, a developer can do whatever they want. How many millions of gallons of water will be used daily? If water is being returned, what will be returned to reservoirs or creeks? How will the poisons that are being returned affect Hershey Medical Center, homes, schools, or playgrounds?

Greg Burgdorf – 7139 Union Deposit Road
Mr. Burgdorf said that the changes that have been made are important. He suggested that the Quarry water be considered ground water. He asked if there is a possible existing onsite well? He said a three thousand foot monitoring radius is sufficient but a four thousand foot radius would be protective.

Steven Seacord – 19 Waverly Drive
Mr. Seacord said that the ordinance says a facility containing one or more computer system used for data storage and processing for offsite users will not apply to if a data center says they will only be used for AI training with no offsite users. He suggested that someone go through the ordinance and make it lawyer proof. Another concern he has is the Swatara Creek and surface water protection. Mr. Seacord said a few of these things can be amended after the original is passed.

Dave Roeting – 54 Sweet Arrow Drive, Hummelstown
Mr. Roeting said that his statements represent himself, not the Borough of Hummelstown. He said that he fully supports this ordinance and appreciates that the South Hanover Township Board of Supervisors continues to allow borough residents to speak. Mr. Roeting suggested that during the next step of this process the Supervisors should hold a town hall with the developer.

Steve Cummings – 7130 Silver Fox Court
Mr. Cummings thanked the Supervisors for the changes that have been made. He has concerns about water usage. He said the ordinance says closed system but the very next line mentions using the Quarry, which must be fed by groundwater somewhere. Mr. Cummings does not believe that three thousand feet is not enough to protect half of the wells in the Fox Meadow development and requested the Supervisors expand it to four thousand if not more.

Andrew Seacord – 19 Waverly Drive
Mr. Seacord said that a data center uses over five million gallons of water a day. Alexandria Ocasio-Cortez brought brown, murky water from Georgia to the House of Representatives to show the contamination from a data center and he dreads the day when the Swatara Creek is no longer safe to swim in. The fight is not over. We need to protect each other.

Tammy Drager – 106 Thrush Drive
Ms. Drager thanked the Supervisors for the changes in the ordinance. There are protections that can be by changing some of the language. Allowing more impervious coverage should require additional thermal stormwater impact studies. The decommissioning bond is great but there is no bond for noncompliance. Noise study should be required regularly because there may be changes.

Joe McMullan – 801 Spartan Lane
Mr. McMullan said that he is the Director of Real Estate for the Milton Hershey School, Milton Hershey School Trust, and the Hershey Trust Company and they are adjoined property owners. He said the devil is in the details.

Leah Holbrook – 7100 Fox Meadow Drive
Ms. Holbrook said she appreciates the removal of the residential parcels from the overlay but requests the removal of any parcels that are not currently zoned industrial. The Township is legally allowed to restrict a data center only to land that is already zoned industrial. The Supervisors are not required to vet the suitability of individual industrial parcels and Frankenstein them together in an overlay to make an ideal piece of land for a data center. The Supervisors are not responsible for fixing the difficulties that may occur with the piece of land containing the Quarry. Where did the overlay come from to begin with?

Annette Hauck – 7120 Fox Meadow Drive
Mrs. Hauck said the Township needs the very best ordinance the Supervisors can provide. She also suggested that the Supervisors start a warehouse ordinance since the warehouse project was pulled by the developer. Mrs. Hauck is very concerned about well water as her development depends on it. She told the Supervisors that this is only the beginning, the community really needs them to defend the residents and go into this fight with no fear.

Randy Hauck – 7120 Fox Meadow Drive
Mr. Hauck thanked the Supervisors and stated that this ordinance is headed in the right direction. His concern is on page eight regarding water use, article a says no water from a well drilled within the overlay district shall be used for heat mitigation or to cool a data center or accessory use but at the bottom of article b says any proposed usage of ground water for heat mitigation shall require submission of a report from the land development plan. He asked if the use of wells is allowed or not. Vice Chairman Tomasic said that Quarry water is ground water. Mr. Hauck said that it should be made clear in the ordinance.

James Suleski – 307 Jonathan Court
Mr. Suleski said that there is no good way to mitigate the risks of a data center being built in a community where bars are named after sink holes. The Quarry needs to be included in the ground water section. He said the ordinance needs work.

Sandy Stilp – 37 Arthur Drive
Ms. Stilp said the height limits are not acceptable, they need to come down. She suggests a revote for sound limits as it could affect everyone's nervous system. Ms. Stilp said that a $2.5 million contribution for well water protection from the developer should be included. She also said that the $1,000 application fee is nothing to a billionaire developer and they should pay more.

Megan Weidner – 167 B Lane, Harrisburg
Ms. Weidner has lived in South Hanover Township for nine years with her family. She works for the Dauphin County Conservation District as an agricultural specialist. Farmers are regulated to the fact of transparency to produce food down to the nutrients. Several reports including erosion sediment and chemical inventories all must be public record. Why do the farmers that produce our

food get held to a higher standard of accountability? The ordinance exempts the data centers emergency management report from the right to know law meaning residents have no legal right to know what hazardous materials are on site or what the emergency plans say. This ordinance says that the Township requires more transparency from the farmers that grow the corn that feeds us than it does from corporations that are storing unknown quantities of hazardous materials near our homes and wells. Data centers do not provide many permanent jobs. There are two other data center proposals within a ten-mile radius of South Hanover Township.

John Moore – 17 Willow Circle

Mr. Moore has been a resident for sixty-four years. He said he has experience with well water deficiencies, and he believes that three thousand feet away from the Quarry is not far enough. Mr. Moore said that it should be at least five thousand feet because water any closer than that is at high risk for contamination.

Solicitors' Report:

FOR ACTION: Appointment of Hillary Vessel to Zoning Hearing Board Alternate

Manager Wuestner said that the Zoning Board needs an alternate and Hillary Vessel is willing to be appointed. Supervisor Studer made a motion to approve the appointment of Hillary Vessel as the Zoning Hearing Board alternate. Secretary Cassel seconded. **Motion passed 5-0.**

FOR ACTION: Motion to Approve Advertisement of Data Center Ordinance

Solicitor Miller reminded everyone that this vote does not approve the placement of a data center in the Township, it only approves to advertise the rules being put into place that a data center developer will have to follow to build. Pennsylvania law says an ordinance needs to be advertised to the public for at least thirty days before it can be voted on in a subsequent meeting. Vice Chairman Tomasic made a motion to approve advertisement of the Data Center Ordinance pending revisions from the Supervisors. Supervisor Busher seconded. Supervisor Busher stated that he just wanted to confirm that electrical substations have been eliminated from the definition of accessory use on page two. Solicitor Miller stated that electrical substations are not included in the version that is being circulated.

Supervisor Busher said that this ordinance is not simply about zoning but about planning for the future of South Hanover Township. It ensures that if development did occur, it is on our terms, not anyone else's. Data Centers support cloud computing, health care systems, financial services, education, public safety, and the digital services that all of us rely on every day. At the same time, data centers are different from traditional industrial developments because of land use, noise, water consumption, energy demand, security and visual impacts. Because of these differences, they require their own set of rules and safeguards, which is what this ordinance seeks to accomplish. Supervisor Busher said that the ordinance creates a new data center overlay district and establishes the framework for how these facilities may be developed in the Township. Rather than allowing data centers to fit awkwardly in an existing zoning district that was never designed for this type of use, the ordinance creates clear standards tailored specifically to these facilities. The ordinance ensures that no data center can be built by right. Any proposal will require conditional use approval by the Board of Supervisors providing multiple opportunities for public input, allowing the Township to evaluate each proposal against rigorous standards before granting approval. This ordinance places a strong emphasis on protecting neighboring residential

properties. The proposed ordinance requires a four-hundred-foot setback from the residential zone properties located along the perimeter of the overall tract. Extensive buffering including large berms, evergreen screening, and other measures intended to reduce visual impacts and preserve the character of nearby neighborhoods are required. These requirements represent a deliberate effort to create meaningful separation between industrial scale infrastructure and residential communities. The ordinance establishes strict noise standards. Applicants must demonstrate through professional studies that operations can meet established limits both during the day and at night. Back up generators may only be used during testing under limited conditions or during actual power outages ensuring that emergency equipment does not become a routine operational tool. The Township retains the ability to verify compliance through independent testing after facilities become operations. Water source protections are included in the ordinance. Residential wells within three thousand feet must be identified, baseline testing must be offered, and financial protection is required to address possible impacts. Additional studies and regulatory approvals are required whenever significant ground water or surface water withdrawals are proposed. The ordinance recognizes that development should be responsible not only during operation but long after construction is complete which is why decommissioning plans and substantial financial security are required to ensure facilities can be properly dismantled and environmental hazards addressed if operations cease in the future. The burden of cleaning up should never fall on the taxpayers and the ordinance is designed to prevent that. This ordinance is not an endorsement of a particular project nor is it an attempt to prohibit a particular project, but it is an effort to establish reasonable, predictable, and enforceable standards before, during, and after development occurs. Tonight, we are not voting to allow a data center in South Hanover Township, that fight will come in the next month or two. This ordinance ensures that if a data center development is to occur in South Hanover Township, it must be in a manner that is transparent, accountable, environmentally responsible and protective of the residents who call this community home. **Motion passed 5-0.**

Engineers' Report: The Engineer had nothing to report.

Manager's Report: The Manager had nothing to report.

Chairman's Report: The Chairman had nothing to report.

Treasurer's Report: The Treasurer had nothing to report.

Other Business: There was no other business from Board members.

Motion to Adjourn: Secretary Cassel made a motion to adjourn. The meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant