

East Manchester Township  
PLANNING COMMISSION MINUTES  
August 26, 2025

At a regular meeting held at the Township Building, the following members were present: Mike McCowan, Mike Scarborough, Edward Hewitt, Troy Rentzel, and Herb Nix. Also present: Engineer Laymon Mortorff, Zoning Officer Kate Snyder, and one citizen.

Chairman McCowan called the meeting to order at 6:09 p.m.

**Minutes**

**Motion by Nix, second by Rentzel, to approve the minutes of the meeting of July 22, 2025. All members voted aye; motion carried.**

**Review the Township Zoning Map for Agricultural Innovation (AI) District:**

The Planning Commission discussed this topic at last month's meeting. McCowan explained the revisitation of this new ordinance. Action to approve the proposed AI District Map was not completed at the July 22, 2025, meeting. Discussion was held. Kate Snyder read the township solicitor's comments detailing why this AI District should be a permitted use and not a special exception as recommended by the York County Planning Commission. Nix stated that the data centers have deep pockets, and the township should only allow them in the Industrial District, and the data center can figure out how to get the electricity and water sources necessary for their operation. Scarborough asked Mr. Mortorff to give more insight into the difference between special exception and use by right. Mr. Mortorff mentioned he agreed with the township solicitor about the Data Center ordinance having substantial requirements already, as well as the new updated noise ordinance assisting in the requirements that need to be met by a data center. McCowan gave his opinion on the new AI map and that he too agreed the ordinance does have a lot of requirements that need to be met by a data center. Nix asked Mr. Mortorff if the township does not provide a use for a data center, will the data center be forced to the Industrial District. Mr. Mortorff stated the data center would be a use by special exception if there were not use provided for within the township for any district it would be proposed in. He also gave comment that although providing a new AI District for a data center, the district use will remain Agricultural use until a data center is erected. Discussion among the Board members on the construction of a data center and how much soil movement would be needed. McCowan asked Mr. Mortorff if the YCCP has allowed any data centers in York County, reply was yes, a few. Nix asked if any board member worried about the amount of water that would be taken from the river to maintain the data center. McCowan explained that the data center recycles the water, therefore would not be constantly obtaining water from the river. Mr. Mortorff commented that the data centers are changing the environment and their surrounding areas so quickly that no one knows the actual impact a data center may cause. Scarborough mentioned, the number of employees to run a data center are very low. Nix asked what the revenue is from a data center. Mr. Mortorff commented that revenues are massive and that is why all townships are scrambling to provide a use for one. Nix stated that a data center does not enhance the lives of residents and that the township should provide something back to the residents if allowing a data center into the township. Board members discussed possibilities.

There was no public comment about any of the above information.

**Motion by McCowan, second by Nix, to recommend approval of the Zoning Map for Agricultural Innovation (AI) District. All members voted aye; motion carried.**

**Additional New Business**

Trade Center 83 East (Phase II) scheduled for Staff Meeting September 4<sup>th</sup> and will most likely be submitting for the October 28, 2025, Planning Commission Meeting. Hewitt stated that if the Trade Center 83 Phase II project will be blasting, all residents around it, beware. As the blasting at DHL near his property caused springs to pop up on different properties and where some springs were, those have disappeared. Hewitt also talked about the improvements of Church Road and the 83 interchange, as discussion took place among board members about the township's tractor trailer issues.

**Motion by Hewitt, second by Scarborough, to adjourn. All members voted aye; motion carried. The meeting was adjourned at 7:01 p.m.**

Respectfully submitted,

Kate Snyder, Zoning and Code Enforcement Officer – East Manchester Township