

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS
AGENDA**

October 21, 2025, at 6:00 p.m.

Manchester Fire Hall – 201 York Street, Manchester, PA 17345

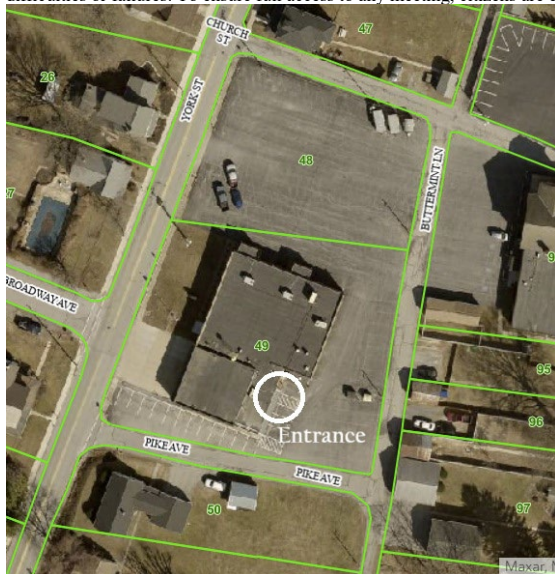
DOORS OPEN AT 5:00 p.m.

1. OPEN MEETING
 - 1.1. Overview of Data Center Information
2. DATA CENTER ORDINANCE
3. PROPOSED REZONING ORDINANCE – AGRICULTURAL TO AGRICULTURAL INNOVATION ZONING DISTRICT
4. CURATIVE AMENDMENT RESOLUTION NO. 2025-14
5. EXECUTIVE SESSION (As Needed)
6. ADJOURN MEETING

*All interested parties are invited to attend. People with disabilities may contact the Township office at (717)266-4279 at least five (5) business days prior to the public meeting to discuss how to best accommodate your needs.

*** Board of Supervisor Meeting Live Stream**

The East Manchester Township Board of Supervisors is providing viewing access to its meeting via live streaming on youtube.com. Channel Name [@EastManchesterTownship](#). This will allow the public to view the Board of Supervisors meeting live and will store on YouTube for a controlled amount of time. The meeting link will not allow public participation nor the submission of questions or comments. If any citizen would like to provide public comment during a meeting, they are encouraged to attend the meeting in person. The Township cannot guarantee that there will not be interruptions in the link or recording due to technical difficulties or failures. To ensure full access to any meeting, citizens are encouraged to attend in person.



**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS
MINUTES**

October 21, 2025, 6 p.m. (meeting continued from October 14, 2025)

The Board of Supervisors met at the Manchester Fire Hall. This meeting was continued from the regular Board meeting of October 14, 2025. Chairman David L. Naylor called the meeting to order at 6:06 p.m. Present: Vice Chairman Darryl L. Albright, Supervisor Dean E. Kohr; Township Manager Kristie Masemer; Solicitors Andrew Miller and Thompson Wymard; Zoning Officer Kate Snyder; Recording Secretary; and literally a roomful of citizens (approximately 329 people on the sign-in sheet).

Chairman Naylor thanked Union Fire Company for hosting this meeting, the fire police for assisting with parking, the York Co Regional Police officers for their presence here tonight. Also kudos to the Township staff members for all they had to do to prepare for this meeting, and to those attending this meeting so we can get your input.

Due to the comments already received, the Township plans to remove the golf course from any possibility of rezoning (last publicly stated at October 14, 2025, Board meeting). Likely some uncomfortable decisions must be made, but the intent is to make the standards high enough, so that any data center will be built where and how the Township dictates in order to protect the community. Unfortunately, the Township can't just tell an applicant no, you can't build a data center here.

Township Manager Kristie Masemer gave an overview of information pertaining to Data Centers, the focus of this meeting. A data center is a physical facility that houses a large amount of IT infrastructure, including servers, storage systems, and networking equipment to manage, process, and store data. She noted that there have been two inquiries for a data center relating to basic zoning questions, the Township has not received any plans or details regarding a data center. This was in May 2025, and that started the process of discussion about how to deal with a plan, should one be submitted. The model ordinance from York County is quite detailed, and EMT is trying to be detailed and proactive. The Township is going through the legal process for notifying the public and getting that information out to the residents.

The new ordinance adds the Ag Innovation district. It was noted that this new district will be much smaller than other districts in the Township. This will strictly limit the land in the Township that may be developed as a data center. Mrs. Masemer noted that the Township does have ordinance requirements for projects to conduct a sound study to determine how to mitigate the noise from any data center, although some noise will ultimately be heard, as with most commercial or industrial uses.

As a normal part of the land development process, there are several outside agencies that must give approval before any plan may be approved.

Mrs. Masemer urged the public to watch the Board of Supervisors meetings as they occur to be aware of any goings-on. She outlined the ways that the Township has worked to provide

information to the public. Members of the public are encouraged to follow up with any information presented. Members of the public have emailed the Township office, and the Board members will take those documents into consideration.

Attorney Andrew Miller noted that tonight's meeting is the continuation of the public hearing that was continued from a week ago. His job is to take into consideration public comments, Township input, etc., to try to develop an ordinance that balances all input to make it acceptable to most people.

Attorney Miller gave the legal aspects of what the Township can and cannot do with regard to a data center application. He reiterated that the Township cannot regulate several aspects of an application or use; that is the purview of several other outside agencies. What the Township can regulate is define data centers so that all components are within the regulations; tell where data centers are permitted; issue performance standards for EMF(electromagnetic field), noise, etc.; stipulate that approval be by conditional use or special exception; impose buffer, screening, stormwater, aesthetic standards on the building; address accessory uses; require security(posted bond); enforce approvals through conditions placed of the plan.

The Township cannot just exclude data centers; can't impose unreasonable restrictions; regulate areas that are preempted by other agencies; can't enforce standards not supported by other means; can't put conditions on financial performance of the facility; can't ask an applicant to build things offsite; cannot charge outrageous assessments or permit fees to the applicant.

The proposed ordinances identify suitable locations near electricity and water; create new district; regulate potential environmental and public safety concerns; protect roads and infrastructure from negative impact; adopt provisions that make sense; allow sensible development and protect impact on the public.

This is a continued hearing and the first step in the process. If any revisions are made to the draft ordinance tonight, the ordinance would then be reviewed by both the Township Planning Commission (PC) and York County PC. After those reviews and public meetings, public hearings will be held again.

Vice Chairman Albright reviewed the general conduct for public comments, per the resolution adopted by the Board of Supervisors in 2024. Chairman Naylor noted that the Board will not answer questions tonight but will follow up with those answers at a later meeting/document. This is so the board can hear everyone's input that would like to speak.

Public comment was solicited for either ordinance below:

Ordinance: Text amendment to the Zoning Ordinance to provide for an Ag Innovation district

Ordinance: Rezoning ordinance to identify/create the Ag Innovation district

Carol Gladfelter, 60 Rosedale Drive, spoke in opposition to any proposed data center.
Concerns: noise, traffic, view.

Mike Schiefer, 205 Laurel Drive, suggested that the Township can make it extremely difficult for a data center to apply. Make it as painful as possible, cause the applicant to spend its

money, and lose interest in the project. What can the public do to increase the tax base so that the residents don't bear the brunt/cost of taxes, road use, etc.?

Damien Speck, 275 Tory Pines Drive, is not opposed to a data center in the Township but where it might be placed. This possible location targets green space near homes. How about modifying the industrial zone already in the Township? Should be permitted as a conditional use. Suggested a Community Benefits Agreement (CBA) for any approval, which gets direct financial contributions from the developer to the Township. Make it conditional use in the industrial zone.

Matthew Howe, 445 Lynne, across from the golf course. How about the property behind the golf course? Feels it would be better in another area. If there's a five-acre parcel minimum; could someone subdivide further and install another data center on that plot?

Len Bradley, 455 Hollyhock, suggested establishing noise standards for low and high frequency; articulate the landscaping standards; air quality standards; vibration limits; thermal discharges; financial bonds; how many possible data centers could be here? There should be cumulative standards. Also advocated for a CBA. He also urged the inclusion of decommissioning standards.

Scott Whitley, 310 Hollyhock drive, thanked the board for being proactive and urged scrutiny of any proposal set before the Township.

Bill Englert, 380 Lynne Drive, thanks for being proactive. Has environmental and safety concerns. Gave some history of Talen Energy's activities in the Township, from forbidding public access to Susquehanna River; fish kills; failure to follow EPA regulations including coal ash ponds. Doesn't see any enforcement of these issues. Attorney Miller noted that these complaints must be filed with DEP. This Board can't regulate hazardous substances. Mr. Englert doesn't want to hear what the Board cannot do.

Athais DuBaie, 210 Ivy Drive, thanks for removing the golf course, but she's still concerned about the area around the golf course. Also, around other data centers, she's heard that they emit higher dBs than permitted. Concerned that fines won't have an impact on the data center's owner. Protect the water sources; heard/read of drying wells in the area of a data center. What if something goes wrong with the water source for the residents? Also concerned about taxation/fair pay. Will the data center pay its fair share of taxes? Residents don't want to see increased electricity and sewer prices.

Steve Wheeler, 240 Pebble Beach Drive, Mt. Wolf, said thanks for being proactive. Data center doesn't serve any agricultural purpose; it would be better located in the Industrial District.

Lori Bernoudy, 25 Abbey Drive, thanks for giving the information tonight. She thinks that once one center comes, more will come. Governor Shapiro wants to make Pennsylvania rich in data centers. Loudon County Virginia has just under 200 data centers in their county.

Sheila Vargas, Mt. Wolf, is very nervous about a data center being near residential homes, with noises, etc., please be very detailed in formulating the ordinance. Doesn't see why it should be in agricultural land.

David Yarnall, 375 Abbey Drive, said that a data center emits several substances that cause air quality problems and contribute to climate change and increased cancer rates. There's massive water use. Utility bills go up and home values decrease.

Matthew Howe spoke again, saying this would likely be a long process – by the time it's completed, will it even be needed? Doesn't want to see an empty building sitting there!

Deb Byloff, 3700 Starview Road, Mt. Wolf, is focused on behavioral health. She's concerned about the effect on autistic people. What effect will it have on animals?

Keith Boyer, 435 Riviera Street, lives right next to the golf course. Is a new map available for the rezoning? When was the golf course removed from consideration? What protection does he have that this won't be back, courtesy of Talen Energy, in an adjacent location? Please check the noise levels of the hum that is emitted. What is the ROW proposed to the farm property if that's where it's proposed? Has a petition with many, many signatures in opposition to this proposed use.

Craig Bell, 389 Tory Pines Drive, lives around the corner from the golf course. Thanks for taking that area off the table. Concerned about the adjacent area that might be targeted. Concerned that there will be many data centers installed in the Township. Concerned that the golf course may be reconsidered in the future. Wants to see a current map of current and future proposals. TMI reactor 1 will be back online in 2026. Timing seems awfully coincidental to him. Would like more details all along.

Erin Murphy, 30 Westminster Court, had questions about fire safety – do we have adequate firefighting capability? Would the data center be providing its own fire safety measures? Can the residents be notified of the agenda items earlier than the required 24 hours? Is there a provision for splitting the water use so that the data center does not use what's required by the municipality and residents?

Robert Berkehimier, 1495 Conewago Creek Road, recently moved to the township and is opposed to the data center.

Jen Roof, 60 Poplar Lane, said she does not have a lot of faith in the Township based on the past warehouse issue. Roads haven't been improved. Is the Township looking out for the residents?

Nathan Silar, 191 Poplar Lane, asked how were the parcels picked in the first place? Why in this area?

Naomi Philips, Mt. Wolf, noted that DEP will likely require reports for emissions, etc. Can those reports be sent to residents? Can the sound studies be forever? Can an applicant foot bill for everything? She feels that the vibration and noise will affect wildlife, too.

Justine Hallgren, 280 Lynn, said thanks for removing the golf course. Can all the meetings be live-streamed, including PC and ZHB meetings? Communication is important, including social media. Make ordinance harder in agricultural areas, and please use native plants in the landscaping for sustainability. Also concerned about effects on people with autism.

Earl Rau, 505 Hillview Drive, Mt. Wolf, noted that Agricultural Innovation has the same initials as AI (artificial intelligence). Do we have to pass the zoning ordinance at the same time? Senator Philips Hill might be passing legislation that will have an impact on this issue. We might not need to act before that. Be careful about avoiding preserved farmland.

Ms. Vargas again, transparency is a good idea, thank you. What's it mean "a case study" as related to the noise/vibrations? Is it done beforehand?

Ted Evegniadis, look at what's here and what we have left. Don't take green space. His job is to protect the waterways. The proposed site is buried coal ash. Address the site for remediation of the coal ash, especially with an eye toward what's going into the water system and wells.

Amy Kessler, 4 Haverford Circle, is a new resident to the area. She's concerned about increase in taxes and utility costs and about vibrations affecting wildlife, scaring the animals out of the area. Concerned that area dogs will be affected. What's the Board going to do to protect all the people?

Ronda Schell, 55 Steffie Drive, Mt. Wolf, mentioned that there might be archaeological resources that are affected. She learned that this area is a Native American habitat and that there are Civil War skirmish areas. Please look for artifacts, etc., and document what's found instead of just dozing it all over.

Tracy Frederick, 355 Tory Pines Drive, asked will the pollution and digging affect her asthma? If so, wants the Township to pay for her meds. She's very concerned about pollution and noise and no enforcement of violations. Can the Township make it stop? Everyone moved here to enjoy the quiet. Concerned with tax increases and people leaving if they can't afford the taxes.

Andrew Sauter, 150 Payne Drive, urged due diligence. Are we putting this category into the right bucket? Technology changes so fast; is this the best place to get a good ROI? Make sure this is the right area. Also, the excessive noise at Brunner Island in 2024 was resolved, thank you.

Sequoia Syler, 365 Tory Pines Drive, asked what will stop the applicant from moving in further? All along the back of their properties and along the golf course? Can the Township 'turn off the data center' when the noise is unbearable?

Barbara Abrecht, 148 North Fourth Street, Mt. Wolf, is concerned about increased utility prices (as a senior citizen). Manchester and Mt. Wolf areas will become slum areas because people won't be able to maintain their properties. Also, how about rolling blackouts? Will everyone be provided with a generator to keep the lights on at home?

Mary Englert, 380 Lynne Drive, is concerned with water use and power drains. Can our infrastructure handle all of this? Can the wastewater system handle it?

Christina Noel, 115 Pebble Beach Drive, understands that the Township has to come up with a plan. What made this specific area the place proposed for a data center? Certainly, there are other more suitable areas in the industrial area.

Thomas Miller, Manchester Borough; urged decommissioning provisions.

William Fulir, 34 Andrew Lane, asked what else is being considered? Currently no monitoring for groundwater contamination for the Talen property. What's to stop Talen from pushing any plan through? Take fast action to regulate! Wants good regulation of these facilities, but it's not an agricultural use. These facilities use tons of heavy metals and toxic chemicals – is the applicant responsible for fire protection?

Carol Holtzinger, 620 Carol Drive, recently returned to the area. Thanks to everyone who brought all the information forward. She noted that she is a big advocate for PA agriculture. She feels that this is not a good use for ag land. Is Ag Innovation our term or do other municipalities use it?

Mike Schiefer again, wants a comprehensive way forward with lots of details and how the people will be protected. He thinks the process is stacked against the common folk. Please protect the people.

Scott Elfner, 5060 North Sherman Street, noted that the western half of the township's zoning was changed years ago. Don't ruin the rest of the Township. No matter where it's located, someone will have to look at it. He feels that there's no way the Township should need a tax increase.

Helen Oplanick, 70 Lincoln Place, 'the tax lady' noted that many people can't afford the taxes now and have to choose between taxes and meals. Thanks for removing the golf course. Help the senior citizens.

Paul Huntermark, 245 Payne Drive, asked if we rezone to Ag Innovation, won't that make it easier for a developer to request rezoning in the future?

Mike Marquardt, 130 Ryan Lane, noted that his daughter has ADHD, and he's concerned about noise issues for kids during the school day and living nearby.

Nick Wilkins, 140 Burberry Lane, thanked the board and other citizens. He teaches and knows that noise affects sleep especially for children. He urged the Board members to do some research to see how this might have an impact on schools/children.

Dylan Kroah, 181 North Fifth Street, noted that our state representative is not present. Per Chairman Naylor, he had another commitment tonight. Mr. Kroah urged the Township and citizens to push this to the state level.

Carol Rosander, 1189 Conewago Creek Road, is a teacher of special education, and she is disappointed in the increase in warehouse use. Why have a data center if we don't want it?

Sue, 360 Riviera Street, asked how is this going to affect those with medical equipment (pacemakers, etc.)? She thinks that rezoning will open up rezoning in other areas. This use should be in the Industrial zone.

Ms. DuBaie again, referred to the fair share doctrine in Pennsylvania. We're going to be burdened with a data center because we have to share our land. The Township is trying to mitigate the situation so there's enough deterrent for a data center to be here. The Township's trying to help. Fair share doctrine wasn't written with data centers in mind. Get citizens to have fair share doctrine address data centers – take it to the state.

Dwight Hollenbach, 355 Old Hickory Road, Mt. Wolf, do we have state mandates for maximums and minimums for zoning? Will we limit the number of lots for data centers?

Malena Brown, FOX 43 news, referred to last week's meeting, saying that first, the public was told that there were no inquiries, now the Township says there are two inquiries. Why should the residents trust them? Why was no specific information given for the public to check on its own? What about harmful noise, etc.? So many residents voiced their concerns to this effect, doesn't this qualify as inherently objectifiable? Go research other areas in the country to see why the zoning has to be put in place. She doesn't think it needs to be.

Mr. Englert again, wanted the information earlier than tonight. Thinks the township does have power to do things, since the golf course was removed. Work with the public as the public votes. Thinks notices aren't easily accessible. Contact residents via email. Please use the folks that live in this area that have expertise and experience with this sort of proposal.

Scott Rosanner, 789 Conewago Creek Road, asked to be kept up to date on sewer coming to his area.

Public comment period closed.

Motion by Supervisor Kohr, second by Vice Chairman Albright, to close the hearing. All members voted aye; motion carried.

Curative Amendment Resolution #2025-14—Attorney Miller gave the details of this Resolution, which gives the Board the time required to amend the ordinance. It can be used only once every three years.

There are several items that the Board and the Solicitors need to consider: special exception/conditional use, location of this use; ag v. industrial land is a concern to residential property owners; decommissioning requirements; limit on number of data centers permitted;

dedicated power source; live-streaming all meetings; public input on ordinance is important; noise study prior, during, and after construction; well monitoring, but can't require on private land. Need very stringent regulations.

It was noted that state representative Joe D'Orsie will hold a meeting on November 13, 8:30 a.m. at the EMT building. Can it be live-streamed? Township staff will check as this is not a Township event and D'Orsie's office had merely booked the meeting room.

Vice Chairman Albright had comments: lots of excellent comments tonight. He noted that social media has a lot of misinformation, including questions relating to the Board members' integrity. Board members have been accused of several unsavory behaviors, and it's not appreciated. No NDA documents have been signed by board members or staff members. Lots of developments have been erected on farmland that was sold by the owners. If you want to control what goes on the land, you must own it. There has been no formal communication to staff or board members about data center construction. Transparency has been important to the board members, with live-streaming developed in January 2025, plus newspaper information. Still, only a handful of people attend any of the meetings. Board meetings are posted for the public. Data centers were discussed in June, July, August, and September. Also in August, the noise ordinance was passed. PC and ZHB members are volunteers and give input to the Board. All sorts of data centers are possible in this day and age. Failing to act opens up the door for a data center to be built anywhere. He noted that Met-Ed has already filed for a 33% increase, way before the data center issue was before the Township. Contact the PUC to give public comment. Be careful what you post on social media.

Supervisor Kohr: two ordinances in front of the Board tonight. Updated map to be provided. Board trying to address all the issues ahead of time, using the concerns of the residents. Please get involved! If the Board members didn't love their community, they would move. He's a bit concerned about using the privilege of the curative amendment tonight. A plan for a data center as a conditional use would require a meeting of the Planning Commission and a Zoning Hearing. Public input would be accepted at those meetings.

Chairman Naylor addressed some items: how was this parcel chosen? An interest was shown *to the landowner* for a data center plan – then the Township got busy on a preemptive measure. Green space v. warehouses – we do all we can to build warehouses where they're best suited. Truck traffic is a problem, yes. Five-day meeting notice is important and will be continued. It is not feasible to send emails to every person in the township. Check the website or call the Township office. The Township's noise ordinance was considerably 'beefed up.' FYI: Budget meeting is tomorrow at 4 p.m., break for dinner, then reconvene at 6.

Interested in moving this use to the industrial zone, however some of the industrial areas are near to residential development. He feels that the Board cannot act on any ordinance tonight.

Motion by Chairman Naylor, second by Vice Chairman Albright, to *table* the proposed ordinances. All members voted aye; motion carried.

Motion by Chairman Naylor, second by Vice Chairman Albright, to approve Curative Amendment Resolution 2025-14. *Discussion:* it was confirmed that the Township can't use this again for three years. Gives 180 days from today to amend the ordinances and fix the defects within those ordinances. However, the current zoning ordinance allows uses not provided for; an applicant could use that provision and file a special exception to go to the ZHB. Curative amendment doesn't prevent that action. ***Vote on the Motion:* All members voted aye;** Chairman Naylor urged the public to continue to provide input and conversation in this matter and others. Please, Mrs. Masemer, contact the two neighboring townships/municipalities to get their input. Will do.

Josh Parrish, from the audience, noted that we're all one great community and want to move forward in the right direction. Thanks for taking this project on to work together. He'd like to see a joint Planning Commission committee.

If you cannot attend the meeting but want to comment, send an email to the Township.

Motion by Vice Chairman Albright, second by Chairman Naylor, to adjourn the meeting. All members voted aye; motion carried. The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Kristie Masemer
Township Manager/Secretary

Julie Maher, Recording Secretary