

**LONDONDERRY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
November 10, 2025, 6:00 pm.**

Call to Order: Chairwoman Basehore, called the Planning Commission Meeting to order at 6:00 pm.

Roll Call / Attendance - Members Present

Patience Basehore (Chair)
Bob Pistor (Vice-Chair)
Irvin Turpin (Member)
Deb Weaver (Member)
Richard Swartz (Alternate)

Absent Members:

Adam Kopp (Secretary)

Also Present:

David Blechertas, Township Manager
Duane Brady, Codes & Zoning Officer
Jim Diamond, Eckert Seamans Cherin & Mellott, LLC
Michelle Scheetz, Codes Office Coordinator

Attendees: See attached list for Residents/Guests in attendance.

Citizens Input – On agenda items:

Lindsey Morris- questioned why the Township is still pursuing the data center overlay despite initial citizen opposition.

- Mr. Blechertas advised that data centers cannot be banned, but can be regulated regarding zoning, setbacks, building height, sound levels, and lighting

Matthew Bowles provided comments about the potential rezoning near his home for a data center.

Anthony Cummings questioned the benefits of warehouses, citing sewage problems and lack of visible tax benefits. He also inquired about plans for the Parline golf course, suggesting houses instead of data centers.

- Mr. Blechertas stated that the sewer line on Route 230 was funded by warehouses at a cost of \$26 million. There are plans to extend the sewer line in the future, but it is currently not financially feasible.

Beth Graham asked about heat management from data centers.

Ron Grierson argued that data centers are not a mandate like the sewer and water project and urges the Planning Commission to reconsider the zoning change. He referenced an ongoing situation in Cumberland County regarding a potential data center.

Julie Stuart asked for clarification on the data center mandate and minimum acreage requirements

- Solicitor Diamond stated the minimum size is 70 acres.

Deborah Almoney expressed concerns about public water usage, increased electric rates, noise levels and light pollution from data centers. She emphasized the impact on residents with fixed incomes and the desire to remain in their homes.

- Solicitor Diamond stated the Township is working with a sound engineer to address noise concerns.

Jason Trostle commended the Township for researching data centers, referencing Loudoun County's financial benefits from data centers. He noted that Loudoun County has millions of dollars of revenue due to data centers and that data centers will bring in tax money to the Township, benefiting schools.

Elizabeth Felker expressed concern about the potential overlay from Middletown to Elizabethtown being lined with data centers. She questioned why the overlay must affect 40 parcels and not just one. She also stated that she has not spoken to anyone in the Township who is for the data center.

Jeff Felker asked for written documentation mandating the Township to create areas for data centers.

- Solicitor Diamond clarified that there is no mandate for data centers, but the Township cannot prohibit them without rezoning and made mention of the possibility of the state mandating data centers in the future.

Cindy Morris raised concerns about potential tax breaks for data centers and the fire department's ability to manage emergencies at these facilities. She noted that some Townships in Ohio gave tax breaks to Amazon, but then Township residents were on the hook for the cost of fire calls

- Mr. Brady stated that the National Fire Protection Agency (NFPA) created a new standard called NFPA 855 to deal with battery storage and alternative energy storage solutions.

Approval of Minutes

Chairwoman Basehore requested a motion to approve the October 14th, 2025, Planning Commission meeting minutes.

It was moved by Mr. Swartz and seconded by Mr. Turpin that the Planning Commission meeting minutes be approved for October 14th, 2025. The motion carried unanimously.

New Business

- PC25-08 Sketch Plan Submission – Locust Ln (Parcels 34-005-022 & 34-055-076)

James Snyder and Mike Dunn from MRD Development presented a sketch plan for a 61.4-acre property zoned R1 residential country.

- A discussion was had concerning curbs and sidewalks, width of Locust Lane, The Woods property, cul-de-sac lengths, traffic impact, lighting requirements, and flag lots

Old Business

- Ordinance 2025-02 Amendment to the Zoning Ordinance and Zoning Map to create a Data Center Overlay
- Mr. Blechertas said the Board of Supervisors will reconvene a public hearing in the future to act on the ordinance. Planning Commission and staff have been working to amend the ordinance and incorporating public comments. Changes include reducing the number of parcels involved, increasing minimum acreage, requiring public water and sewer, and adding screening. The Board of Supervisors hired an acoustical engineer to create the most protective ordinance possible for residents. The version presented is not final in terms of sound and acoustic requirements due to recent comments from the sound engineer. The Planning Commission is an advisory board that will eventually vote on a recommendation to the Board of Supervisors.
- Mr. Blechertas stated the Township has been working on this ordinance for almost a year, with multiple Planning Commission meetings and public hearings. The Planning Commission and Board of Supervisors have given serious review and consideration to public comments. A presentation from the acoustical expert will be given at the public hearing held by the Board of Supervisors. Mr. Blechertas is unaware of any municipality that has hired an acoustic engineer to protect residents from sound pollution.
- Mr. Brady stated there have been no changes to the map since last month, which showed a reduction from 242 parcels to 40 parcels.
- Mr. Brady explained terminology provided by sound engineers. He explained Sensitive Receptor, Audible Screening, Sound Study Charting, STC and NRC ratings, Sound Control.
- Mr. Brady also explained conditional use, requirements of modification, berm modifications, screening, and planting, building height, lighting, sound study requirements, auxiliary power systems, decibel levels and zones, commercial and Industrial zones, façade standards, truck dock requirements, construction traffic control plan, water usage.

- Planning commission and staff discussed Data Center conversion and Overlay districts, Data Center Parks and topography, Ordinance Modifications, future considerations and legal aspects, Hershey Soccer Club and Comprehensive Plan, residents' concerns, and landowner rights.

Mr. Blechertas explained where the revenue from the warehouses went. He stated Swatara Creek Rd was paved this year at a cost of \$900,000. In 2026, the bridge on Zion Rd will be replaced and in 2027, the bridge on Gingrich Rd will be replaced, each at a cost of \$500,000. The warehouse revenue did not pay entirely for those projects but was a significant factor. The Township is going into 2026 as year 10 without a tax raise and \$1.9 million of infrastructure projects without any borrowing.

Any Other Matter- None

Adjournment

There being no further business to bring before the Planning Commission, a motion by Ms. Weaver seconded by Mr. Turpin the meeting was adjourned at 8:35pm.

Signature on File
Alt. Secretary – Deb Weaver