

Meeting Date	Topic(s)	Deliverable	Materials/Speakers
July 15, 2026	Joe Hamm, guest Overview of Data Centers Future Meeting Plans and Topics	Provide general overview of data centers, various types, energy and systems operating, etc.	Joe Hamm Overview of data centers - types, operating systems, etc.
August 5, 2026	Definitions and Use Classification: - Define "data center" explicitly as a distinct use - not warehouse, not light industrial, not office. - Identify which zoning districts permit a data center and under what conditions - right v conditional use v special exception. - Review ordinances from other municipalities.	Draft definition and permitted use language.	Sample ordinances. Samples of each bullet point - - Definition - Zoning districts
August 19, 2026	Site and Dimensional Standards: - Minimum lot size - Setbacks from property lines, residential structures, agricultural land and operations, public roads and waterways. - Maximum lot coverage - Building height limits	Draft dimensional standards	Dan Vassallo - discussion about lot size of the parcel and reasonable standards. Samples of each bullet point - - Lot size - Setbacks - Lot coverage - Building height limits
September 2, 2026	Noise and Light: Establish decibel limits at	Draft noise and lighting standards	A noise engineer to discuss decibel limits.

	- property line - both dB(A) and dB (C) for low-frequency. - Daytime v Nighttime standards. - Pre-approval noise impact study by qualified engineer. - Exterior lighting standards - full cutoff fixtures, foot-candle limits at property line, color temperature. - Generator testing hours and frequency limits.		- Samples of each bullet point - - Decibel limits - Daytime v Nighttime - Noise impact study - Exterior lighting standards. - Generator testing hours and frequency
September 16, 2026	Water, Utilities, and Infrastructure: - Water consumption disclosure requirements. - Source requirements (public v private well impacts). - Water recycling/reuse minimums. - Power demand disclosure and utility capacity verification. - Grid upgrades responsibility (who pays?). - Stormwater management standards.	Draft Utility and infrastructure standards	Information on Susquehanna River and concerns. Speaker from the Susquehanna River Valley and/or Chesapeake Bay Watershed. Samples of each bullet point - - Water consumption requirements - Water source - Recycling/reuse - Power demand - Grid upgrades - Stormwater management standards
October 7, 2026	Traffic, Access, and Construction: Traffic impact study	Draft traffic and access standards	PennDot representative Samples of each bullet point -

	- requirements. - Construction traffic routes and hours. - Ongoing operational traffic (fuel deliveries, service vehicles, etc.). - Road bonding or restoration requirements.		- Traffic impact study - Construction traffic routes and hours - Ongoing operational traffic - Road bonding or restoration
October 21, 2026	Landscaping, Buffering, and Visual Standards: - Minimum buffering width adjacent to residential and agricultural land. - Berming requirements. - Landscaping species and density standards. - Fencing requirements.	Draft buffering and visual standards	Samples of each bullet point - - Minimum buffering width - Berming requirements - Landscaping species and density standards - Fencing requirements
November 4, 2026	Public Hearing: - Draft ordinance in completion - Receive public comment	Public comment record	Draft ordinance for everyone to see in its complete context. Notetaker for ALL public comment.
November 18, 2026	Final Revisions and Recommendation to Supervisors: - Include any revisions and/or changes from public comment. - Vote on recommendation to the board of supervisors.	Final ordinance recommendation.	Final copy of ordinance.