

LONDONDERRY TOWNSHIP PLANNING COMMISSION

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REGULAR MEETING MINUTES MEETING DATE: September 8, 2025

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, September 8, 2025, at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

Call to Order:

Vice-Chair Pistor called the meeting to order at 6:00 pm

Salute the Flag

Roll Call/Members Present:

Patience Basehore (Chair) attended via-phone
Bob Pistor (Vice-Chair)
Irvin Turpin (Member)
Adam Kopp (Secretary)

Absent Members:

Deb Weaver (Member)
Richard Swartz (Alternate)

Also Present:

David Blechertas, Township Manager
Duane Brady Jr, Zoning & Codes Officer
Michelle Phillips, Executive Secretary
Michelle Scheetz, Codes Office Coordinator
Mike Wood, Township Engineer - HRG
Jim Diamond, Township Solicitor, Eckert Seamans Cherin & Mellott, LLC

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

REGULAR MEETING

CITIZENS INPUT ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

Mr. Pistor requested approval from the Board to accept the minutes of the July 14, 2025 Planning Commission Meeting.

It was moved by Mr. Turpin and seconded by Chairwoman Basehore that the Board approve the July 14, 2025 minutes. The motion carried unanimously.

NEW BUSINESS:

- PC25-07 Jayne/Matesevac Final Lot Add-on Plan

Andrew Wissler, from RJ Fisher & Sons stated he is working with the Jayne & Matesevac families regarding the lot add-on plan. He said a survey was done at 1350 Newberry Road and it was found that there are accessory buildings on the property line of 1354 Newberry Road. Mr. Wissler said Mr. Jayne decided he wanted to move the lot lines around so he could get that building entirely on his property to avoid any issues in the future. He said he agrees with the comments from the Township and HRG and that the plan has not yet been modified to the comments.

There was a discussion regarding the deferral/waivers needed for the plan.

Mr. Pistor stated that due to the outstanding comments not being addressed on the plan and to stay consistent with the Boards approval process the plan should be tabled.

It was moved by Mr. Turpin and seconded by Chairwoman Basehore that PC24-07 Jayne/Matesevac Final lot add-on plan be tabled. The motion carried unanimously.

- Discussion on Ordinance 2025-02 Amendment to the Zoning Ordinance to allow a Data Center Overlay.

Mr. Blechertas opened the discussion with providing information on how we got to this point with the Ordinance.

He stated it started with the Planning Commission in the beginning of 2025. There were six public meetings regarding the ordinance and two public meetings with the Board of Supervisors. The first public hearing regarding the Data Center Ordinance was on July 7th and due to a crowded board room, the hearing

was continued to the next month (August) and relocated at the Londonderry Fire Department to provide more space. Due to the amount of concern from the public, the Board of Supervisors voted to table the Ordinance and send it back to the Planning Commission Board for further review taking into consideration the comments and concerns from the community. The Planning Commission is now asked to edit the ordinance and see if a better version of it can be created that meets with more acceptance and more agreement from the community.

Mr. Blechertas stated at this time no new ordinance has been drafted and no action is planned for tonight. The purpose of the meeting tonight is to receive comments from the Commission Members and review the concerns from the community with the goal of getting a draft ordinance to the Planning Commission for the October meeting.

Mr. Blechertas provided the primary concerns from the Public:

1. Shrink the size of the overlay map significantly.
2. Increase the minimum lot size.
3. Larger setbacks and buffer yards.
4. Requiring public water and sewer connection.
5. Overall appearance of the building.
6. Sound

Mr. Brady presented the Board with moderate, minor & major map revisions to the data center overlay. There was a discussion regarding the three map revisions

Citizens Input:

Lisa Daugherty, Resident of the Township, asked if Ordinance changes are not made would AI be able to buy a property and build a data center with no limitations.

Mr. Diamond said yes, potentially.

There was a discussion regarding the protections the Overlay Ordinance will have, electric use, the large electric grid in the Township, and how the Township has no control of the electric rates.

Ms. Daugherty asked if what is actually being done is we are deciding where the data centers can go and putting limitations on what they can do.

Mr. Diamond said yes.

There was then a discussion regarding the withdrawal of water to cool the data center, federal adopted regulations under Title 18 of the US Federal Code and the potential increase of electric rates.

Jacqueline Dobson, resident of the Township from Cedar Street asked why the overlay includes residential homes on her street and the warehouses.

Mr. Diamond said, warehouses could be rebuilt into data centers.

Mr. Brady commented saying that the three proposed map revisions will be removing Cedar Street.

Ms. Dobson expressed her concerns of bringing Data Centers to the Township and that she does not want them.

Mr. Blechertas said that developers also have rights that must be considered. He said if we don't regulate the use, we will have limited options to control development. The attempt here is to regulate data centers because we can't exclude them completely.

Ed Campell, resident of the Township stated he was concerned about the electric rates and whether the Data Centers will be paying anything into the fire department to help with keeping the equipment up to date or maybe maintain full time personnel.

Mr. Diamond said we don't have jurisdiction to regulate power rates.

Mr. Blechertas added, the milage rate tax that residents pay is split between residential property, debt service tax, and a fire service tax. Therefore, the Data Centers will absolutely be contributing to the Fire Department.

There was a discussion regarding the revenue the Township received from the sale of a warehouse and that three have been sold in the last two years and who benefits from that sale.

Mr. Pistor asked Mr. Blechertas if he could provide an update on what the six things that are being discussed again due to the number of residents showing up late to the meeting.

Mr. Blechertas provided a refresher for the residents who arrived late.

Mr. Andrew Cotter, resident of the Township, shared his concern stating we don't want changes to the Ordinance and that he wants no AI data centers in the Township. He also stated he hereby objects to an attempt to mischaracterize his testimony as non-substantive.

Julie Mayberry, Township resident, expressed her concerns with Data Centers due to one of the proposed overlays that is directly behind her home. She also asked if any research has been done on how the Data Centers will affect property values.

Mr. Diamond said we don't have the kind of experience to provide an answer. The aesthetics of the building are something that should be looked at.

Mr. Brady stated staff is looking into ways for buffers to be increased and preserving the forestry that exists as buffering.

There was a discussion regarding the sound from a Data Center and its decibels.

Rich Sauerwine, Township resident, expressed his concerns regarding the decibel levels during construction, wells ruined by Zeager Bros that flow down to Locust Grove Road, the sewage that flows from the Pine Manor into the creek, the high speed traffic on Locust Road, no police presence, how construction should be routed during construction and if the public water company is going to accept treated water from the water cooling units, and the duration of construction.

There was a discussion regarding what the Township can regulate such as water, decibels, how the Township follows the second-class Township Code and traffic.

Mr. Cotter expressed his concern regarding tractor trailers on Schoolhouse Road.

Ron Geireson, resident of the Township said he is concerned about the noise pollution and light pollution, enforcement for violations and the esthetics of a building.

Mr. Brady shared what the light requirements are as per the proposed Ordinance.

Melissa Bartholomew, Township resident, asked the Commission to use their discretion to not allow Data Centers in the Township. She is concerned about the environmental impact.

There was a discussion regarding if new employees will pay taxes to the Township and real estate taxes.

OLD BUSINESS:

None

ANY OTHER MATTER:

Mr. Brady advised the Board that Alexa Korber, from Tri-Community Planning Commission is stepping into a different role and Rebecca Wenschoff will now be the Townships representative, she was then introduced to the Board.

ADJOURNMENT:

There being no further business to bring before the Board, a motion by Mr. Turpin seconded by Mr. Kopp, the meeting was adjourned at 8:00 pm.

Signature on file

Adam Kopp – Secretary