

A Special Meeting of the Granville Township Board of Supervisors was held at the Granville Fire Company Event Center, 105 Malta Drive, Granville PA 17029 on Wednesday, August 19, 2026 at 6:00 p.m.

Chairman Page called the meeting to order at 6:00 p.m. followed by the Pledge to the Flag and a prayer given by Mark Hill.

Those in attendance for the Township were Chairman William W. Page, Vice Chairman Joseph Fiore, Supervisor Terry Stewart, Atty. Fred Lighty, Mary Herto, Township Manager, Brian Bloom, EADS Group, Timothy Plank, BCO/Zoning Officer. Public in attendance: John Zangari, Tisha Schwanger, Charli Henry, Pam Solt, Ernie Solt, Jeff Jacobs, Helen Kirk, Billi Weaver, Deb Pepper, Sonja Smith, Carl Runk, Karen Runk, Corri Hockenberry, Crystal Porch, Kelly Rivera, Steve Kitting, Mike Leeper, Twigg Brannan, Brenda McCardle, Kathy Stout, Bryne Bargo, Donald Partsch, Rhonda Foehlinger, Andrew Foehlinger, Sandra Matthews, William Brannan, Jr., Jane Howe, Diane Mountz, Roxanne Carstetter, Ed Carstetter, Courtney Singer, Gary Whistler, Lucinda Whistler, Mark Hill, Karen Barlett, Jessie Jacobs, Dawn Sweitzer, Melvin Sweitzer, Walter Ciecierski, Alysia Middaugh, Mike & Kay Fleisher, David Fultz, Jackie Pennebaker, Steve Bender, Mary Young, Nick Young, Mike Byers, Dianne Byers, Pamela Powell, Terry Reik, Jr. Emma Steininger, Robert Steininger, Diane Snook, Nora Serotkin, Kelly Ammerman, Lewis Flanagan, Linda Flanagan, Hazel David, Curt Yoder, Kelly Yoder, Lisa Geedey, Dan Doberneck, Karen Doberneck, Tara Griffith, William Griffith, Joanna McKalips, Jason Yoder, Dorothy Casner, Amy Hunter, Tim Hunter, Fred Soult, Alan Youtzy, Pat Shifflett, Darlene Henry, Donnie Shifflett, Todd Fisher, Jr. Maria Lucci Fisher, David Bolger, Ken Shreffler, Garrett & Linzee Folk, David Kauffman, Anita Powers, Ken Civitts, Marlene Chivavibul, Kim Leeman, Nancy Aurand, Andrew Vdov, Torrey Hildebrand, Tina Fisher, Cory Bubb, Earl "Pete" Weaver, Jr., Brandy Smith, Gerald Smith, Brittany Taylor and Sierra Bolger, Lewistown Sentinel.

Chairman Page turned the meeting over to Atty. Fredrick Lighty. Atty. Lighty explained that the purpose of the meeting was to review Ordinance 2026-3 which is an amendment to the Granville Township Zoning Ordinance. He also informed those in attendance that the Data Center has filed an appeal of both the zoning decision to the Zoning Hearing Board and the validity of the Ordinance to the Court of Common Pleas.

Attorney Lighty reviewed all of the changes:

Section 1 Article 2 added to Data Center Accessory Uses stormwater facilities

Section 2 Article 4 Section 4.202 b includes a replacement first paragraph that reads: All "major traffic impact" projects shall be considered to be "Conditional Uses" as defined herein, provided they are listed as Permitted or have been granted a Special Exception Use and all procedures applicable to Conditional Uses shall apply to zoning applications for such projects.

Section 3 Article 4 Section 4.202 deletes the following sentence: "The Supervisors shall not approve any Conditional Use if it determines that any traffic problem to be created by the proposed development cannot be adequately alleviated by the developer." and substitutes with the following sentence: "In deciding a Conditional Use application that constitutes a major traffic impact project, the Board of Supervisors may deny the application if it finds, based on substantial evidence in the record, that the traffic impacts of the proposed development cannot be sufficiently mitigated by the imposition of reasonable conditions so as to avoid an undue adverse impact on the public health, safety, or welfare, including the Township transportation system."

Table 4.306 I – Industrial District added Data Center (4.421) under Conditional Uses.

Table 4.307 I – Industrial District – Lot, Yard and Height Requirements* added *See data centers in 4.421 and 4.416 Large Solar Energy Facilities which require more stringent limits.

4.421 added the words strict compliance

4.421 c2 added the word centerline

Section 6 Article 4 Section 4.421 e. adds the following: Building Placement and Orientation – The parcel or assemblage of adjacent parcels developed as a unified development must have direct access to an arterial or collector roadway. Parcels divided by a public roadway or land owned by a public utility but owned in common or otherwise developed as a unified development are deemed to be contiguous for the purpose of all area and land mass calculations.

4.421 g4 added berm averaging a minimum of 5 feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by a well-maintained all season natural ground cover, and any plantings shall be arranged on the outside and top of the berm.

4.421 j1 added 3,000 feet

4.421 j2 added be quieter to the satisfaction of the municipal engineer.

4.421 j3 added certified documentation that the public authority has capacity

4.421 7 added no building permit shall be issued until all required State and regional permits have been obtained (i.e. PADEP, SRBC, MCMA).

4.421 9 added 3,000 feet

4.421 10a added (including identification of PFAS, fluorochemicals, glycols, biocides, corrosion inhibitors, scale inhibitors, halocarbons, solvents, etc.)

4.421 lb added Post Construction Noise Study

4.421 ld took out materially

4.421 le added Noise mitigation measures may be required by the zoning officer when noise studies or independent analysis conducted by the Township show that the use is generating noise approaching established limits.

4.421 2a. increased by 5 dB to 45 dB(A) and 55 dB(C) from 7:00 p.m. to 7:00 a.m. & 50 dB(A) and 60 dB(C) from 7:00 a.m. to 7:00 p.m. which is the lowest level of any ordinance in the State of Pennsylvania. Atty. Lighty feels if a reasonableness challenge was filed that the courts would most likely allow 55 dB.

Brian Bloom offered to the crowd that EADS studied noise at the property lines. He said the limits are lower than the established solar limits which is 55 dB. EADS looked at the reduction of sound over distance. EADS studied 391, 465 & 491 Loop Road. EADS looked at close to property line structures. From the property line to the house which 32' from the property line the sound level lost 20 dB at 55' the sound is down to 25 dB. He stated the sound reduces fairly quickly. At 391 Loop Road 85' from the property line is a swimming pool and the sound level at the pool would be reduced to 17dB. 17dB is the equivalent of the sound of leaves rustling.

Supervisor Stewart asked about a solid wall along the highway. Atty. Lighty stated if needed it could be required and any special screening requirements for properties closest to the Data Center could be addressed in the Developer's Agreement. Corri Hockenberry asked if they would have to abide by it. Atty. Lighty responded yes.

Mary Young asked if over the distance the dB going down would make the noise level negligible? Brian stated that it would be similar to leaves rustling. Ms. Young asked if they took in account how noise travels over water? Brian responded they did not take in factors such as water or wind carry.

Brittany Taylor asked if the setback was increased from the 400' to 500' or 550' wouldn't that be even better? Brian explained that if the building is pushed back the Data Center could be even louder at around 80 dB and it would reduce to 17 dB.

Donald Partsch asked if the measurement come from the setback line instead of the property line? After discussion between Supervisor Stewart and Atty. Lighty, Atty. Lighty confirmed it should reflect the measurement at the property line.

James Hodge asked if sound proofing materials could be required? Brian Bloom stated that those kinds of items can be addressed during land development through the Developer's Agreement. He said it has been EADS experience that Developers are generally amicable to additional sound proofing.

Charli Henry asked about when the Ordinance is discusses it is always in reference to this particular property. Shouldn't the Ordinance be for all properties as if this particular piece wasn't identified? Atty. Lighty stated the requirements would apply to all I – Industrial Zone properties.

4.421 m3e1 added 50%

4.421 m3g added no less than quarterly

4.421 n1 added subject to applicable utility regulations and any applicable stated or federal preemption.

4.421 n2 added Electric utility substations shall be located on the same industrial-zoned property as the data center they serve and shall be fully screened from view from any Sensitive Receptor.

4.421 q. added Electronic Waste – An Electronic Waste Plan shall be submitted with the conditional use application

4.421 t4a removed the word structures

Corri Hockenberry stated that previously it was understood that the ground would be returned to farmland if the data center was no longer in business. Atty. Lighty explained that to put that condition in would require that condition be applied to all new Industrial Uses. Supervisor Stewart and Atty. Lighty discussed grandfathered uses. There was lengthy discussion about if the word structures stayed in the Ordinance that it could affect buildings within the Industrial Park if the company went out of business and decommissioning rules would be applied.

William Griffith expressed concerns about local Emergency Service agencies requiring special equipment if the data center were to catch on fire. The local companies cannot afford to purchase the equipment and a data center should be required to supply it.

Atty. Lighty went over the requirements spelled out in the Ordinance in relation to Emergency Services. He stated he would review the section as it relates to special equipment needs.

Mike Fleisher spoke about the Mifflin County Commissioners voting 3-0 to adopt data center guidelines. He spoke with a Commissioner that told him Granville Township Supervisors must make the decisions about data centers in Granville Township. Atty. Light explained that if a Municipality has a zoning ordinance the County Planning Department is allowed 30 days to comment on an Ordinance but the Ordinance regulating the development must be adopted by the Municipal Board of Supervisors. Furthermore, the Commonwealth of Pennsylvania Law states that municipalities must allow all uses.

Mr. Fleisher continued to express that he doesn't want a data center and that he is confident that those in attendance do not want a data center. He stated that the electricity needed to power a data center daily would power 85,000 homes. He stated that they need 5 million gallons of water/day, 600,000 gallons/day for the cooling system.

There was a discussion among the attendees about what agency actually regulates what uses must be allowed and which can be kept out. The crowd discussed the recent Executive Order signed by Governor Shapiro. Ms. Hockenberry stated that the EO was a piece of fluff that he signed to garner more votes.

Chairman Page called for order. He asked that those in attendance remain civil and to please not banter back and forth as instructed by Atty. Lighty. He went on to explain that there are state laws that have to be obeyed by the Township Supervisors. The Board cannot say about a use we don't like you get out. Ms. Hockenberry stated that the Board can, she understands that the Township would be sued but expressed that they can just vote no.

Atty. Lighty acknowledged the attendee's frustration but the Township must adhere to State Laws.

Crystal Porch said that Gov. Shapiro specifically stated that if the local community doesn't approve the project the state won't approve it either. She said the state has approved five (5) permits and she feels like it isn't an if it is a we are getting a data center. She asked of the five (5) permits issued was PA Data Centers any of those. Atty. Lighty stated he doesn't know. He explained that every Township is unique and in many of the areas rezoning is being requested.

Ms. Porch talked about the original draft Ordinance being removed from the website. What was adopted was different than the original Ordinance presented to the public. She would like everything uploaded to the website to remain.

James Hodge that he recently moved here from North Carolina. Google has a large data center in NC and his nephew was employed there. The Google data center is treated as a military base because it houses military data. He said no unauthorized personnel is permitted to enter, fire or police. He asked if this data center were to house military secrets and be treated as military base would they be able to keep emergency services and police out? Atty. Lighty said he would have to look into it if that ended up being the case.

Bryne Bargo asked about the "sludge pond" on Agriculture ground. Atty. Lighty stated that Ordinance 2026-3 improves the protections.

Donald Partsch stated that he feels that the definition of page 2 combined with page 7 5e that it will be allowed. Supervisor Stewart stated that the Township is trying to keep the pond on the I – Industrial ground. Mr. Partsch stated he feels the section needs clarification. Atty. Lighty stated he would look into it.

Karen Doberneck asked for clarification that should the data center vacate the building they will have to remove and dispose of everything inside the building. Atty. Lighty responded, yes. She also asked if a

data center could be required to hook up neighboring properties to public water at their expense? Atty. Lighty stated that MCMA is in charge of the water. Ms. Herto was asked about the water. She explained that the Water Authority has water to sell but clarified with Ms. Doberneck that her question was whether we could require a data center to provide the connection to the public system at the data centers expense. Ms. Doberneck responded, yes.

James Hodge asked that all wells in the area be tested in order to get a baseline of the quality of the wells at a data centers expense. Supervisor Stewart recommended that the residents in the area get their well tested independently. He said based on what he has heard the residents don't trust the state or a data center and if it was his well he would get his own tested. He stated that the residents should be more concerned about the disturbance of their wells by the construction more so than the chemicals and metals once a data center is operational.

A member of the attendees asked about cooling ponds. Brian Bloom stated that on the plans submitted currently there are no cooling ponds. He stated that the only ponds shown on the plans are stormwater ponds. Supervisor Stewart stated that with the Ordinance the stormwater pond would have to stay over on the Ellinger farm house property.

Carl Runk informed the Board that he spoke to an appraiser. He feels that it seems like the Board wants a data center. What are the residents supposed to do if house values drop 50%? He stated that the appraiser was speaking about what is happening in Virginia.

William Griffith stated he was thankful that the buildings would stay and provide an opportunity for another business to locate in the Township.

Ms. Hockenberry asked if it could be included in the Community Benefits Agreement of Developer's Agreement that any house within 3000' be switched over to public water? Atty. Lighty stated we can ask when we get to that point.

Steve Kitting asked if there were protections if properties were damaged by blasting? Brian Bloom responded that there are protections in the Subdivision & Land Development Ordinance.

Supervisor Stewart spoke about the condition of the water company pipe that was recently repaired in the area of Ellinger farm. He stated an employee showed him a picture and the pipe was almost closed up from rust and build up.

Brittany Taylor asked about j1 on page 10 she asked for clarification of the meaning. Atty. Lighty explained that it means if a data center is within 3000' in any direction of a public water line they must hook up to and utilize public water. She asked how close the service was to the proposed property. Supervisor Stewart stated the water line goes right through the property.

Jason Yoder asked in order to confirm that they must use city water and if they need more city water than there is available a data center is out of luck, no well can be drilled to supplement? Atty. Lighty said yes, they would be out of luck.

It was asked what teeth the Township has to enforce these issues? Brian stated that the Township has a pretreatment ordinance which provides the Township with the right to disconnect service if they fail to meet and or correct issues that are spelled out in the ordinance.

Ms. Hockenberry asked that the Township have an Environmental Impact Study be completed. She said even if taxes have to be raised to cover the cost it would be worth it. She stated that she doesn't trust DEP or the Developer's to protect the Township.

Brian explained that DEP will mandate the impact study and the Township's Engineers will review on behalf of the Township. He said with what has been submitted an NPDES Permit could not be issued. He said based on DEP studies no karst deposits are shown. Supervisor Stewart asked about a cost of Environmental Impact Study. Brian said EADS recently completed one for a completely different use and it was \$30,000. Ms. Hockenberry stated from research one can cost anywhere between \$1,500 - \$2 million.

Donald Partsch asked that the Engineers look at the karst topography. He said the County has strict requirements and the Township must abide by them. He expressed that the County says it is a sensitive area for groundwater recharge. He said he doesn't see anything in the Ordinance about a compatibility study. He feels this should be considered. He feels power plants need a standalone ordinance, they need regulated beyond DEP.

Pamela Powell asked the water line break that occurred and how many feet of pipe needed replaced? Supervisor Stewart said the employee of MCMA told him about 40'. She asked what happens when the data center hooks up? Supervisor Stewart said the line won't handle the pressure and break. Supervisor Stewart directed her to ask those questions of MCMA. Ms. Herto explained that we had this discussion earlier at the MCMA meeting with the residents that attended. She stated that while we have to allow them to hook up and sell water if we have water but have the right to tell a customer where they have to hook on. There are newer lines servicing just the industrial park and that a data center would be required to hook up to those lines not the line that had the recent break.

Karen Doberneck asked if the Township would be paying to have resident wells tested? Atty. Lighty responded no. Supervisor Stewart asked if we could require the data center to pay for it? Brian responded that the Township could try to get that included in the Developer's Agreement. Supervisor Stewart again stated that he advises the residents to get their wells tested. He said he would want his own test.

Ms. Doberneck asked if the Township has built any infrastructure in preparation for a data center. Ms. Herto responded no.

Helen Kirk told all of those present that the water that feeds their well could come from miles around. Anybody that is utilizing well water can have problems. Every well user should be concerned about their well.

Peggy Barger asked after hearing all of the cons of a data center are there any pros? Atty. Lighty responded taxes.

The meeting returned to reviewing changes to the Ordinance. 4.421 v. Insurance added \$5 million and \$10 million.

John Zangari asked when a development is submitted to the Township what correspondence does the Township have with DEP? How much insight is there with DEP? Does the Township get to look at everything submitted? Brian responded we require the Developer to provide the DEP Permit and permit packet. He said the submissions are stamped by a professional and he/she would be held liable for any errors.

Mr. Zangari questioned the language used within the Ordinance which seems suggestive rather than demanding. He provided examples of explore BESS, encourage LEAD standards. The Ordinance seems to encourage rather than require. Atty. Lighty explained that the language is used in certain areas because those items we want to encourage but not require. Mr. Zangari asked if these sections gave any

protections or enforceable? Atty. Lighty responded no. It provides the Township's intention and encourages the Developer.

Mr. Zangari questioned why established farm ground was ever zoned I-Industrial? Chairman Page stated the zoning was adopted in 1997. He asked that now that across the country people are asking for the protection of farmland, why can't it be rezoned Agriculture? Atty. Lighty stated that every use has to be provided for somewhere in the Township. This property is located adjacent to the current Industrial Park. He said in 1997 it must have made sense in the grand plan to make it I-Industrial. The Township has a lot of land zoned Agriculture, this area makes the most sense.

Tisha Schwanger stated she spoke with someone at MCIDC that told her that the Ellinger ground was intended as a buffer. Atty. Lighty stated for that to apply the Township would need a zone called buffer. She stated that their research team has done hours and hours of research and will be presenting the information to Atty. Lighty and the Township for review. She reiterated that she thinks the Ellinger property was meant to be a buffer.

Courtney Singer expressed her displeasure with the Township website.

Pamela Powell asked if the property has officially sold? Atty. Lighty said no they have an agreement for sale that more than likely provides for deed transfer at time of approval.

Motion to accept Ordinance 2026-3 with changes was made by Vice Chairman Fiore, seconded by Supervisor Stewart, (3-0).

Motion to adjourn was made by Vice Chairman Fiore, seconded by Supervisor Stewart, (3-0), at 7:55 p.m.



Mary E. Herto
Township Manager/Secretary/Treasurer

