East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annville, PA 17003
Public Hearing
August 31, 2026

The Board of Supervisors met in Special Session at 7:00 p.m. and conducted a Public Hearing for the purpose of presenting Zoning Ordinance Amendments for discussion and public comment.

In Attendance -
Supervisor - Ed Heagy
Supervisor - Stefan Wentling
Supervisor - Dennis Grubb
Solicitor - Attorney Colleen Gallo
Township Manager - Erik Harmon
Administrative Assistant - Sheila Seaman
Planning Commission Chairman - Marvin Smith
Resident - No members of the public were present.

The Hearing was called to order by Supervisor Heagy.

Zoning Ordinance & Zoning Map Amendments -

A summary of the proposed text amendments to the zoning ordinance were provided as follows:

a. Amend §250-2 to add definitions related to Data Centers;
b. Amend §250-130.C & D by correcting a section reference;
c. Amend §250-130.G by adding Data Centers as a special exception use;
d. Amend §250-131 by revising the introductory paragraph;
e. Amend §250-131 by adding a new subsection §250-131.D;
f. Amend §250-135 by revising the introductory paragraph;
g. Amend Article XXV by adding a new section §250-253.9, providing criteria for Data Centers.

The ordinance also provides for severability and repealer.

Planning Commission Chairman, Marvin Smith, reviewed the proposed changes with the Board of Supervisors. Smith indicated this is a very basic, first step, to put some direction in place regarding Data Centers. The Planning Commission has put together something that is very similar to what other municipalities have in place. Smith believes that this document will provide good protection for the Township. He indicated that the Planning Commission will continue to work on the areas related to noise from a facility and vibration related to such a facility.

Smith confirmed that Data Centers will only be allowed in the Industrial Zoning areas of the Township, and then, it will need to be approved by Special Exception.

Attorney Gallo indicated to the Board of Supervisors that this area of Data Centers is a growing and changing topic. Things are developing daily, so it is not uncommon to expect to continue to review different areas of this topic.

Smith advised that they have included some language to address decommissioning of data centers in the document.

Harmon advised that the Ordinance was presented to Lebanon County Planning for review. The only comment from that agency was that when we work to review future additions to this we should require a baseline noise and vibration study.

Wentling wondered if Harmon had any inquiries about anyone wanting to put a data center in our Township. Harmon advised that he had just one contact from someone who had general questions about suitability of a location, but nothing specific.

Smith indicated that the Planning Commission supports all of these important improvements.

No further comments or concerns were raised from the Board of Supervisors or others in attendance.

Having nothing further to discuss, the Hearing was closed at 7:12 p.m.

Respectfully Submitted,

Sheila M. Seaman
Administrative Assistant