

Minutes of the Hanover Township Planning Commission
June 2, 2026
6:30 p.m.

The Hanover Township Planning Commission met on June 2, 2026, at 6:30 p.m. Members present were Brian Beyerbach, Bill Somplatsky, Jocelyn Ebert, Brandon Farner and Dave Neely; also present were Dennis Makel, Township solicitor, Harold Ivery, Zoning, and Dan Sell, Township Engineer. The purpose of the meeting was to discuss the Township's consideration of two conditional use applications and any other matter that came before the Commission.

Review Minutes

Motion to approve the minutes as presented: Dave Neely, Second: Brian Beyerbach; All were in favor. The motion passed unanimously.

New Business

Prime Data Centers ("Applicant") was present to discuss their conditional use applications for data centers and a power generation facility in Starpointe, an Industrial Park within the Township. Members from Prime, Gateway Engineers, Peacock Keller and Starpointe were present on behalf of the applicant. The Applicant explained they have the potential to build seven one-story buildings in Phase 1 of the Starpointe Industrial Park. Data centers are large buildings that store computers and for the storage of data. In the case of Prime, they would own and operate the buildings and they intend to comply with all aspects of the Hanover Township zoning ordinance, data center ordinance and land development approval process. Once built out in Phase 1, the buildings (based on the current plan) would encompass over 1.5 million square feet of space. There is already an NPDES for the site, and Hanover Township will receive a copy of the permit and/or any amendments. The site will be secured and have two points of ingress/egress. Prime is meeting with the Township first responders to assess the needs of the department in order to accommodate and respond to any emergencies that could arise at one of the future buildings. They intend to comply with the sound provisions of the ordinance and indicated that if a back up generator is required on the building campus, they will seek separate conditional use approval for said generation. Questions were posed by members of the Planning Commission regarding how the data centers are secured, how they operate and what types of water volume is needed. Representatives explained that the buildings will be secured and fenced and any additional security measures may be specified by tenants of the buildings. The buildings are cooled using closed loop systems and there will be a large amount of water to fill the system but minimal/typical light industrial water usage will be used on a day-to-day basis. The applicant will need to provide will-serve letters from the utilities as part of the conditional use process. They do not foresee an issue with water availability and Starpointe has an agreement in place with the Hanover Township Sewer Authority allocating 151 EDUs for the campus. Additionally, Prime will not be relying on the local energy utility to power their site, they will be providing their own power via an interconnect with the revolution pipeline, which is adjacent to their site, this will allow for redundancy and reliability while not putting a burden on the local utility provider or consumers.

There were no comments from the public. The Township engineer offered a review letter and went through his comments regarding the sound study and utility connections. Prime indicated willingness to comply, note and respond to the letter. The Hanover Building Code Inspector and Zoning Officer indicated that he has reviewed the plans as submitted as well. Prime indicated willingness to present their plans at a conditional use hearing. Given the presented plans and materials provided, as well as the testimony on behalf of the applicant, a motion was made by Mr. Brian Beyerbach and seconded by Mr. Dave Neely to recommend approval of the conditional use

applications as presented. It was noted that a hearing would occur on June 18, 2026 for both applications.

Old Business

None

Adjourn Meeting

There being no other business before the Commission, a motion was made by Ms. Jocelyn Ebert and seconded by Mr. Dave Neely to adjourn. The meeting adjourned at 7:40 p.m.