

Minutes of the Hanover Township Planning Commission
February 3, 2026
6:30 p.m.

The Hanover Township Planning Commission met on February 3, 2026, at 6:30 p.m.

Members present were Brian Beyerbach, Jocelyn Ebert, Brandon Farner and Dave Neely. The purpose of the meeting was to discuss the Township's consideration and work on the Data Center Ordinance 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

None

Old Business

Data Center Ordinance

The Planning Commission and several Township professionals have been considering a Data Center ordinance. A similar version of the ordinance has been adopted in adjacent municipalities and the Township has put a lot of time and effort into the drafting of this ordinance with the understanding it is best to allow for this in accordance with Pennsylvania Zoning law and limit the use to certain areas of the Township.

The version before the Township has been worked on since the fall of 2025. Additional input has been provided after additional research from the Township Emergency Management personnel as well as the Code Enforcement Officer. These changes include additional setback requirements to increase the setbacks and a listing of additional fire code provisions and requests from the Fire Department. All members of the Commission were in agreement that those changes were agreeable and incorporated into the current version before them.

It was noted that the Township solicitor is going to need to provide input to the Board of Supervisors and help ensure that the ordinance was consistent with other Hanover Township ordinances for any potential applicant. All were in agreement. Barring no substantive changes that would reduce the setbacks or other input already provided and requested by the Township Fire Department and other Emergency Management personnel, a **motion** was made to recommend the drafted Data Center Ordinance to the Board of Supervisors for their consideration by Brian Beyerbach, seconded by Dave Neely. All were in favor. The motion passed unanimously.

Additional Ordinance Changes

The Planning Commission also noted that because Data Centers are going to need to provide their own power, this type of use may occur within the I-B and S-D Zoning Districts. Natural Gas processing is already permitted as a conditional use in the S-D district but should also be permitted as a conditional use in the I-B district and governed by the same regulations already in the Township zoning ordinance. All were in agreement. A motion was made to recommend this zoning change to the Board of Supervisors by Dave Neeley and seconded by Brian Beyerbach. All were in favor. The **motion** passed unanimously.

Correspondence and Any Other Business

Brian Beyerbach inquired about the status of the hearing for the 67 Steubenville Pike Property. This was recommended to the Board of Supervisors by the Planning Commission some time ago and no hearing has been held to date. The applicant is awaiting word from the Township and we should check in on the status of where things stand so he can lawfully proceed. This was noted and it was explained an inquiry would be made with the Township and solicitor regarding this matter.

Adjourn Meeting

The meeting adjourned at 7:15 p.m.