

## BOS MINUTES

### Dickinson Township Board of Supervisors

September 8, 2026, Dickinson Township Meeting Room

6:00 pm

#### Attendance

#### Board Members:

*Chairman Rob Kole, Vice Chairperson Jennifer DeGaetano, Supervisor Robert "Bob" Line III*

#### Absent:

*Jason Reichard, Engineer*

#### Staff:

*Jill Lovett, Township Manager, Grace Hogue, Secretary/Treasurer, Ryan Hoover, Zoning/Codes Officer, Matthew Boyer, Solicitor, Beth Kikla, Planning Commission Secretary*

#### Visitors:

*Sandie Brandner – 50 Montsera Road  
Kate Chavous – 47 Chelsea Lane  
Judy Brough – 28 Holly Estate Drive  
Todd Crawley – 502 M Earl, Shippensburg  
Victoria Whitmore – 6 E. Harmon Drive  
James Whitmore – 6 E. Harmon Drive  
John Matasovsky – 50 Chelsea Ln  
Harold Cooney – 4 Melissa Court  
Duncan Ellis – 70 Nelson Drive  
Ann Ellis – 70 Nelson Drive  
Larry Strobel – 647 W Old York Road  
John Delores – 1118 Pine Road  
Lisa Delores – 1118 Pine Road  
Macy Markham – Fox 43 News  
Emily – Fox 43 News  
John Foster – 11 W. Oakwood Drive  
Pamela Foster – 11 W. Oakwood Drive  
Jodie Williford – 272 Stuart Road  
Barb Kuhn – 2 Hagley Lane  
Jeff Kuhn – 2 Hagley Lane  
Brian Kurtz – 700 W. Old York Road  
Collin Kurtz – 700 W. Old York Road  
James Krueger – 54 Nelson Drive  
Jennifer Krueger – 54 Nelson Drive  
Marty Williams – 1189 Myerstown Road*

*Robert Wild – 24 Morgan Drive  
Michelle Line – 2064 Ritner Highway  
Kristina Cotwick – 177 Richland Road  
Kristen Bechtel – 1195 Myerstown Road  
William Bechtel – 1195 Myerstown Road  
Jennifer Zajal – 15 Barnitz Woods Drive  
Gary Zajal – 15 Barnitz Woods Drive  
Dominick Delorenzo – 1118 Pine Road  
Joyce Shellem – 12 Piney Court  
Devin Neff – 60 White Oak Drive  
Dennis O'Brien – 278 Stuart Road  
Kathleen O'Brien – 278 Stuart Road  
Michelle Boback – 827 Pine Road  
Jared Abell – 990 Pine Road  
C. Lefferty – 950 Sandbank Road*

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### **Call to Order**

Chairman Kole called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance.

### **Opening Announcements**

- a. Reminder that Dickinson Township is seeking volunteers for a couple of open positions (Alternate on Zoning Hearing Board and Planning Commission) on various Boards and Committees. If interested, please contact Jill Lovett at [manager@dickinsontownship.org](mailto:manager@dickinsontownship.org) if you are interested.
- b. Dickinson Township is asking residents to sign up for its mass text alert system. This system is used to alert residents of things such as emergency situations, road closures, trash delays, etc. To sign up please go to the Township website and click on the image where it says Mass Text Alert Signup. Fill out the form online and hit submit.
- c. A reminder that more information about our community can be found on our website at [www.dickinsontownship.org](http://www.dickinsontownship.org)

### **Agenda Approval**

A motion to approve the agenda for the September 8, 2026 meeting was made by Vice Chairperson DeGaetano. It was seconded by Supervisor Line and unanimously passed.

### **Public Comment – Agenda Items Only**

Chairman Kole explained the meeting process and policies for public comment. He mentioned that technically during public comment there is no response required. He clarified that tonight, during public comment, the staff and board members will take notes and respond or address to as many questions as possible once public comment is completed. There will be a time of 3 minutes specified for each comment so there is plenty of time for each person to get their comments included.

He shared he is pleased to see everyone here to provide discussion on this important topic. He recognized and showed appreciation to the planning commission, staff, and the township solicitor. After public comments and staff responses, the board will then vote to take action on this ordinance.

**Consent Agenda - None**

**Public Hearings**

a. Ordinance 2026-03

Chairman Kole opened the public hearing at 6:05pm.

Beth Kikla presented and reviewed the process from the Planning Commission on how this draft ordinance was crafted. This ordinance is a set of guidelines and rules that will assist in determining if/when and where data centers can be built in our township. Township rules take care of environmental, air, water, noise and further issues and concerns within the community. Data Centers bring concerns with water, noise, and infrastructure. There are several opinions on Data Centers, however there is no question whether data centers exist. They provide positive uses through devices which are constantly all around the community. There are certainly challenges and concerns that are seen with data center, however there are opinions as to whether these concerns outweigh the positives. It was clarified that this ordinance isn't permitting data centers within the township, as data centers are already permitted. This ordinance is to provide guidelines and regulations to ensure how data centers will be allowed. If there is no ordinance to provide these rules and regulations, then the township will lose power to ensure the best placement and operations of Data Centers. She further stressed with all of this reasoning, there must be an ordinance now. It is not best to wait for further involvement, senate bills, or anything else that could affect these decisions.

Beth Kikla discussed the expansion and extension of research from the planning commission over the last several months to put this ordinance together. She stated there was always an understanding for the need to "Plan for commercial and industrial growth in appropriate areas of the township, while maintaining its rich agricultural history and rural character" which is from the township comprehensive plan.

Beth Kikla continued by explaining Battery Energy Storage System (BESS) and how this is important to be a part of the data centers. She mentioned how these are key components to data center operations, not just to supply backup energy. This is something that can make the operations of the data centers less costly and more efficient. Beth Kikla stated during the research, it was found addressing the utility was common, but this seems to be too limiting. BESS appeared to be the best option and key component through all the research. Beth Kikla further explained how this ordinance also includes the codes for building, land, and uses. Through all of this, there was also a decommissioning required to be in place to provide safety and address common concerns. Beth Kikla stressed the importance of adopting an ordinance to limit the issues and concerns from a data center being built.

Solicitor Boyer reviewed Cumberland County's comments and also mentioned the need to not be overly exclusionary. The planning commission provided the ordinance and guidelines in the best way to be legit. One of the county comments stated there isn't a "Residential-scale BESS" provided within the zoning districts, however it is listed in the purpose and title section, so Solicitor Boyer added it to the zoning districts. Solicitor Boyer addressed the next comment in regards to "behind the meter" and "in front of the meter". There was a request for them to be defined in the ordinance. Solicitor Boyer made a correction with parentheticals to make these items more clear. The county commented that the "Energy Storage System" was defined, however

wasn't in the ordinance itself. Solicitor Boyer removed that definition. Due to a comment requesting more clarification on which use BESS would be permitted, Solicitor Boyer reworded this to address this concern. The county comments also included mentioning the need to provide more clarification regarding uses within each district, so Solicitor Boyer made a few changes to have more consistency and clarity. The next comment was questioning the setbacks, and Solicitor Boyer mentioned that since this section matches our ordinance there is no need for a change. Another part of this comment asked for more clarification on sensitive receptor and Solicitor Boyer reworded this section. The next county comment questioned the need for truck traffic guidelines, so Solicitor Boyer provided an adjusted statement to address these needs but also exclude the need to provide these guidelines so specifically that may not apply. Solicitor Boyer explained the county took out the façade section that is not necessary. The next comment the county mentioned the section for the buffer yard ruling and Solicitor Boyer just added some language to assist with making this section more clear. The county provided a list of higher standards to consider adding: noise, environmental, hazardous, vibration, and emergency management studies. Solicitor Boyer added that at this time, with data centers being of higher impact, these are not necessary but could be reconsidered in the future. The county further mentioned that 55 dBA is a normal conversation and questioned how these rules would be enforced. Solicitor Boyer addressed the concern by mentioning that the requirement of the noise beyond the property line isn't that excessive, and there are ways to enforce this through an engineer. The county mentioned the requirements of OSHA and NFPA for safety reasons due to the Hazardous Materials. Solicitor Boyer reviewed his revision to provide clear requirements based on this comment. The next comment explained the decommissioning process required is confusing with the equipment to be removed and how equipment is defined. Solicitor Boyer further added with the decommissioning there is a requirement for financial security to the township, however this may not be enforceable. He mentioned this could be a question on whether there should be a change in this section. This shouldn't effect the ordinance. The final comment from the county was addressing that there shouldn't be a need to reapply to upgrade the system, including adding BESS.

Solicitor Boyer added that the action to be taken tonight could be to adopt this ordinance, however if they would like to make these substantial revisions, including from the county comments, there would be a need to readvertise after

Chairman Kole reiterated that data centers are allowed currently in Dickinson Township. The lack is providing clear guidance for data centers, while still protecting the residents. This ordinance is to specifically provide enforceable guidelines to ensure the proper ways to allow data centers. He further clarified what Solicitor Boyer mentioned with the need to readvertise if the changes are accepted. Chairman Kole opened up public comment at this time and specified there will be a timer going to be sure everyone gets a chance to speak. After public comments, staff will provide as many answers as possible to the shared concerns.

**Todd Crawley – Democratic Candidate for 193<sup>rd</sup> District** – Mr. Crawley explained that the township residents communicated with him and requested his input on this ordinance. He first mentioned how comprehensive the ordinance was, especially compared to other ordinances he has reviewed. He stated the one of the questions he had was to help the residents understand what Conditional Use means. Other concerns from the residents were already addressed in the listed county concerns. The main discussion was about the 55 decibels and he asked if there could be a timeframe for the noise specifics listed. Another concern was the distance for Hazardous materials. He asked if the Hazardous Materials could be explained.

**John Foster – 11 W Oakwood Dr** – Mr. Foster showed his appreciation to the extensive work put into this ordinance. He referenced the comment Solicitor Boyer made regarding the difference between a warehouse and

data center. His main concern, which is one of the differences between the warehouse and data center, is the concerns of what the Hazardous Materials is and what's in them. He further asked what does the sound decibels really look like around the data center and how this is measured, as this makes a big difference. He asked for further clarification about the zones, and with the Appalachian trail, and asked how would this affect this particular area.

**Kate Chavious – 47 Chelsea Lane** – Ms. Chavious requested information of where the BI Zone. Manager Lovett pointed out the location on the map. She asked questions about whether this zone will ever be expanded and if this will cause concerns in the future. She continued to ask if there was communication with other townships. Manager Lovett answered there has been work and considerations with other municipalities. Ms. Chavious referenced the lot size and was asking if a maximum lot size would be necessary.

**Judy Brough – 28 Holly Estate Dr** – Ms. Brough expressed her appreciation to the Planning commission for their diligent work in drafting this ordinance. She was also grateful for the access to reading it online, as this was helpful to understand this ordinance further. Most of the questions she had were addressed by the county comments or by other residents' comments. She also mentioned how beneficial the text alert reminder to everyone about the meeting tonight and she believes this is a good way to communicate with the residents. Another comment was how grateful she is that this did go back to the comprehensive plan. One concern she had in mind was the request for extension to the water and power along Centerville Road. She wanted to clarify if this was a data center or what this request was for. She also requested confirmation if anyone has proposed or showed interest in a Data Center in the township.

**Sandie Brandner – 50 Montsera Road** - Ms. Brandner asked what the Hazardous Materials are which are referenced in the ordinance.

**Jared Abell – 990 Pine Road** - Mr. Abell echoed what everyone else has mentioned, and expressed further appreciation to the Planning commission, staff and Board of Supervisors for their work in getting this ordinance adopted. One concern he had was the decibels' sound preferences. He provided recommendations to what would be best to help avoid noise issues. He further shared his concerns about the water resources that would be provided to the data centers, and how this could affect issues within the township. He also suggested providing requirements for fire retardants to prevent emergencies.

Chairman Kole asked the staff to address the comments presented.

Solicitor Boyer referred to the question about Conditional Use. He answered that in zoning there are permitted uses with a permit, while there are some special exceptions needed to go before the zoning hearing board and the Board of Supervisors, so this would get additional review. He mentioned the Hazardous Materials is defined in the ordinance. Beth Kikla added that while defining the Hazardous Materials it was mainly referencing BESS, which brings the most concern of hazardous materials. She mentioned there was some input from emergency services. Solicitor Boyer answered the question about expanding the zone, and this has not been considered. This zone is the best option at this time. As far as the maximum lot size, Solicitor Boyer addressed the fact it wouldn't be best to consider adjusting the lot size requirements.

Ryan Hoover addressed the sound concerns and mentioned the measurements would be taken from the property lines. He further answered that there has not been a submission for a request for a data center. Ryan Hoover recognized Beth Kikla for all the work she has done for this ordinance.

Manager Lovett also recognized Beth Kikla's and the planning commission's work as well as the work and input from the municipal authority, emergency coordinators, and staff. She also mentioned this ordinance has been the most extensive in this area. Beth Kikla added appreciation to Solicitor Boyer for his input and assistance through this process.

Chairman Kole closed the public hearing at 7:15pm.

**New Business/Request for Board Action**

- a. *Seeking approval of Ordinance 2026-03, Amending Chapter 205, Zoning, of the Code of the Township of Dickinson regarding regulations applicable to Data Centers and Battery Energy Storage Systems (BESS).*

**Chairman Kole motioned to readvertise the revised Ordinance 2026-03 Amending Chapter 205, Zoning, of the Code of the Township of Dickinson regarding regulations applicable to Data Centers and Battery Energy Storage Systems (BESS). It was seconded by Vice Chairperson DeGaetano and passed unanimously.**

Chairman Kole shared the importance of establishing this ordinance instead of waiting for a data center request. Vice Chairperson DeGaetano expressed her appreciation to everyone for their work as well as to the residents comments. Supervisor Line thanked everyone for coming tonight for such an important discussion. He mentioned his only concern is not having this still adopted at this time, making the township vulnerable. Chairman Kole added that there will always be further work done on this ordinance.

**Old Business** - None

**Closing Announcements**

**Public Comments - Non-Agenda Items Only** - None

**Executive Session** - None

**Adjournment**

**A motion was made by Vice Chairperson DeGaetano and seconded by Supervisor Line and passed unanimously to adjourn at 7:22 P.M.**

Respectfully submitted,



Grace Hogue  
Secretary/Treasurer

