

PUBLIC HEARING MINUTES

October 23, 2025

A PUBLIC HEARING OF THE TOWNSHIP OF WEST MANCHESTER, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF WEST MANCHESTER, SPECIFICALLY CHAPTER 150 (ENTITLED “ZONING”), BY AMENDING SECTION 150-6 (ENTITLED “ZONES ENUMERATED; ZONING MAP”) AND THE “ZONING MAP OF WEST MANCHESTER TOWNSHIP” TO INCLUDE WITHIN THE DATA CENTER OVERLAY ZONE THE PARCELS LOCATED TO THE NORTH OF WEST MARKET STREET (SR 0030) AND TO THE SOUTH OF SOUTH SALEM CHURCH ROAD (T-883) AND IDENTIFIED AS YORK COUNTY PARCEL IDENTIFICATION NOS. 51-000-HG-0004.00-00000 AND 51-000-IG-0032.B0-00000; AND BY REPLACING ARTICLE XXII (ENTITLED “RESERVED”) IN ITS ENTIRETY TO PROVIDE FOR THE “DATA CENTER OVERLAY ZONE”.

A stenographic record of the meeting was taken and any interested party may contact the Township for information on how to obtain such record.

ATTENDANCE:

Supervisors Present:

Steven Harlacher – Chairman
Ron Ruman – Vice-Chairman
George Margetas - Supervisor

Staff Present:

Kelly Kelch – Township Manager
Laura Mummert – Administrative Assistant
Kelsey Paul – Parks & Recreation
Clif Laughman – Fire Chief
John Snyder – Police Chief
Rainer Niederoest – Engineer
Ryan Cummings – Sewer/Stormwater
Rachelle Sampere – Zoning Officer
Andrew Herrold – Solicitor
Rich Shaw – Public Works

Staff Absent:

Keith Whittaker – Finance Director

I. CALL TO ORDER

Chairman Harlacher called the Public Hearing meeting to order at 7:00 p.m.

Chairman Harlacher stated the purpose of this meeting was to consider amending the

code of West Manchester Township by amending specifically section 150-6 and the Zoning Map of West Manchester Township to include within the data center overlay zone. After all questions and comments are addressed by anyone wishing to do so, the meeting will be adjourned. This item will then be considered for approval during the Board of Supervisors meeting directly after the Public Hearing.

II. RULES OF HEARING

- A. The Township Solicitor, Andrew Herrold, stated the Rules of the Procedure for the Hearing.

III. PRESENTATION OF REQUEST

- A. Attorney Charlie Courtney, Steven Ganch (Viridian Partners), Michael Cahn (Viridian Partners), and Engineer Jeramy Bittinger (Landworks Civil Design) all appeared on behalf of the ordinance proposer and testified extensively regarding placement and operation of data centers.

IV. QUESTION FROM THE BOARD

- A. Vice Chairman Ruman asked questions regarding transmission upgrades to electric, water usage and Township growth, and a noise study. The proposers answered his questions.
- B. Supervisor Margetas asked questions regarding water usage and clarification on the impact to the Township as far as traffic, employment and tax revenue. The proposers answered his questions and clarifications.
- C. Chairman Harlacher asked questions about what areas of the golf course were being purchased. He inquired about what percentage of open space would be left and how Viridian proposed to be “good neighbors” to the Township and residents. The proposers answered his questions.

V. QUESTIONS FROM THE PUBLIC

- A. Sabrina Suman, 9 Shenny Drive, asked about the open space zoning aspect of the site and working with the residents. The proposers answered her questions.
- B. Kathy Newcomer, 7 Shenny Drive, asked about the water issues and where does it go after usage. The proposers answered her questions.
- C. Carol Little, 2570 Grandview Park Drive, asked about additional power sources being available or used. The proposers answered her questions.
- D. Barry Marzolf, 15 Shenny Drive, spoke about seeing a sketch plan of where the proposed buildings may go and asked about having these buildings in front of his house how it will devalue his home. The proposers answered his question.

- E. Will Williams, 3010 West Market Street, asked about the material being used for the roads and about public sewer and what will be used. The proposers answered his questions.
- F. Michael Robles, 13 Shenny Drive, asked about wetlands and wildlife sustainability, zoning, electrical lines and taxes. The proposers answered his questions.
- G. Jackie Cramer, 3045 West College Avenue, asked about the opinion on this proposed Ordinance from York County Planning Commission and inquired about whether a traffic study would be done. The proposers answered her questions.
- H. Alan Fishel, 2152 Croyden Road, asked questions regarding environmental concerns and drought, capacities and tax abatement. The proposers answered his questions.
- I. Malena Brown, with Fox 43 News, began asking questions of the developers. Solicitor Herrold asked her to please sit down as this was not a news interview, and she could have her time after the meeting. This time was specifically for Township residents to ask their questions.
- J. Michelle Smith, 1927 West Market Street, asked questions regarding various impacts the Data Center will have. The proposers answered her questions.
- K. Paul Foery, 2881 Olde Field Drive, asked questions regarding water and emergent cooling. The proposers answered his questions.
- L. Erika Vernet, 6851 Lincoln Highway, asked question about taxes and salary for employees. The proposers answered her questions.
- M. Rebecca Rhoades-Krugh, 2029 West Philadelphia Street, asked question about the sound study. The proposers answered her question.
- N. Paul McNally, 1165 Saddleback Road, asked question with regards to where high school athletes will go to play golf in this area. He also gave his opinion on how he thought it was a bad idea for the golf course to close.
- O. Alan Moose, 170 Rhonda Drive, asked about the length of the project, impact during construction, and had water questions. The proposers answered his questions.
- P. John Smith, 1927 West Market Street, asked question about who is the customer for the AI, how long will they be here, and why pick here to develop the data center. The proposers answered his questions.
- Q. Angela Giddings, 2986 East Berlin Road, asked questions regarding devalue of the area specifically in the capacity of selling homes. The proposers answered her questions.
- R. Joe Schwartz, 2702 Olde Field Drive, asked about why there was such negative feedback regarding data center and the number of centers. The proposers answered his questions.

VI. COMMENTS FROM THE PUBLIC

- A. Erika Vernet, 6851 Lincoln Highway, spoke about software companies and that they are all investing in AI (Artificial Intelligence). She spoke about the concerns for sustainability of these companies investing in AI. She asked the Board to consider when the “AI Bubble” bursts and the risk the data center could be shut down.
- B. Jackie Cramer, 3045 West College Avenue, shared her concern with the data center being built on spec and not having a customer to go into the center. She also spoke of her concern for the enthusiasm of the potential tax revenues.
- C. David Blechartas, 4710 Darlington Road, spoke about not seeing the overlay map and what parcels fall into the overlay. He asked about why it wouldn’t be spot zoning. Manager Kelch answered his question. He commented on his position with the data center overlay proposal, and expressed concern why the draft ordinance and map could not be on display during the meeting for people to view. He was also concerned that he could not have a copy of the draft ordinance beforehand.
- D. David Arnold, 870 Hess Road, asked for confirmation that this meeting was allowing the ability to create the overlay. Chairman Harlacher agreed and said it is not about the specifics of the plan. He expressed concern for electric, water, and property taxes increasing when the data center is built.
- E. John Smith, 1927 West Market Street, expressed his concern with a potential net loss in jobs and the negative impact for the community.

VII. COMMENTS FROM THE BOARD

- A. Chairman Harlacher addressed the residents and thanked them for their questions and their respectful demeanor throughout the hearing.

VIII. ADJOURNMENT

The meeting was adjourned at 9:51 p.m.

MOTION: R. Ruman

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

A stenographic record of the meeting was taken and any interested party may contact the Township for information on how to obtain such record.