HAMPDEN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – REMOTE/IN PERSON MEETING

March 12, 2026 6:30 p.m.

Attendance

Planning Commission Members	Chair, Saad Syed Vice Chair, Mark Jones Member, Linda Plesic Member, Chris Deschane Member, Shelley Sherony
Commissioner Liaison	John Matthew Smith
County Planning Commission	Elizabeth Grant
Township Staff	Manager, Keith Metts Assistant Zoning Officer, Jon Powers Assistant Township Manager/Director of Public Works, Jeremy Miller Superintendent Plan Review and Inspection Group Public Works Department, Jeremy Spicher

Call to Order by Chair Syed

Chair Syed called the meeting to order at 6:30 p.m. and stated Proof of Publication was available for public inspection.

Approval of the Minutes

MOTION by Mr. Deschane to approve the Planning Commission Meeting Minutes of January 8, 2026. The motion, seconded by Ms. Sherony, carried unanimously. The February 2026 meeting was cancelled.

Public Comment

None.

Old Business

Preliminary/Final Subdivision Plan for 1500 Lamb's Gap Road, located at 1500 Lamb's Gap Road, 5 lots, 2.845 acres, zoned Residential Suburban, owned by Magnolia Real Estate Services, LLC, submitted by Romeo Land Surveying, Inc. The Planning Commission may make a motion to recommend approval with, or without conditions, to table the plan, or to deny the plan.

Chair Syed stated the above-referenced plan was tabled.

New Business

Proposed text amendment to the Chapter 27 Hampden Township Zoning Ordinance with regards to Data Centers being a Conditional Use in the Industrial General (IG) Zoning District. The Planning Commission may make a motion to recommend approval with, or without conditions, to table the request, or to deny the request. The draft revisions were prepared by staff.

Kristine Smith, Lamp Post Lane, said on behalf of the Board of Commissioners she wanted to review the ordinance for the data centers to ensure that Hampden Township has meaningful protections if a data center is proposed that it will be done responsibly. She said there are no data centers proposed to build in Hampden Township currently.

Manager Metts said the location of the proposed ordinance would be restricted to the Industrial General (IG) Zoning District as a Conditional Use. He reviewed key points from the draft ordinance. He said the minimum lot size for this type of use would be 50 acres with building being oriented to minimize visual impacts of the bulk of the building. He said a sound study would be required and there would be an interconnection agreement from the electric service provider indicating there is capacity available. He said there is air quality, water needs, lighting, and screening provisions in the ordinance.

Mr. Miller said it is possible that the buildings could be repurposed if those are no longer being used as data center.

Manager Metts said the Township Solicitor would have to review the ordinance.

Discussion followed regarding some of the regulations that seem unclear, grammatical and consistency issues with the draft ordinance among the Planning Commission members and Commissioner Smith.

Ms. Grant said the ordinance as written contemplates hyperscale, but in the future there may be interest in micro data centers that would be much smaller in size. She said she is concerned with ability to monitor and regulating the air quality and operational standards and the burden that might place on the municipality for enforcing that.

Ms. Grant asked under the power section L under 2; primary power source, could be clarified more.

Ms. Grant asked if it was contemplated to require use of public water and sewer. She said that would potentially eliminate the concerns over ground water. Vice Chair Jones said a lot of these systems are using closed loop systems so they drill two (2) miles down and once it is filled with water you would not have to keep replenishing it.

Ms. Grant said some of the environmental provisions in the draft ordinance may be able to be used elsewhere in the Township ordinances.

Kathleen Kaedon, Delbrook Road, asked if there was a timeframe for decommissioning the building in the ordinance. Chair Syed said there is one. She asked about the timeline for violations. Mr. Powers reviewed code enforcement timeline and milestones. Manager Metts said staff could speak with the Township Solicitor about reviewing enforcement timelines.

Ms. Keadon asked for more clarification on sound testing before and after building construction. Manager

Metts said the applicant will need to provide a sound study with an engineer or professional seal indicating the operation would abide by those and post construction another study would be conducted. She asked what happens if the sound study is performed that the building does not meet the standards. Mr. Deschane said he did not think anything was written about suspension of operations at this time. Manager Metts said the phased sound study calls for multiple steps.

In response to Ms. Keadon's question about wastewater impact, Mr. Miller said estimates would need to be provided, supported by an engineering study and would be compared to the capacity within the wastewater system as a whole.

Ms. Keadon requested native plantings be used as much as possible.

Chair Syed asked if the Township could shut down a business due to noise issues. Mr. Miller said it would not be in the Township's rights to shut it down.

Rich Wille, Creekside Lane, said he suggests that during decommission the utilities are terminated at the point of connection and capped there.

Zak Sharif, Orr's Bridge Road, said the term data center could be better defined. He said he does not want to live anywhere near a hyperscale data center. He said there needs to be recognition that sufficient scales change things. He said there should be reference to the amount of power and amount of usage and the intent of output. He said to look at scale of resources used.

Nate Reagle, Antelope Court, agreed with the scaling depending on what is going to the center. He said there is an opportunity under lighting to reduce the ecological impacts and not allow the light to extend beyond the horizontal plane of source of light. He said there may be other types of green building definitions to add in the draft ordinance.

Junior Commissioner Caitlyn McKinney said she had no comment.

Ms. Sherony read an email from a resident named Andrew for the record. That email is attached to the minutes.

MOTION **by Mr. Deschane to recommend approval to the Board of Commissioners the Proposed text amendment to the Chapter 27 Hampden Township Zoning Ordinance with regards to Data Centers being a Conditional Use in the Industrial General (IG) Zoning District, subject to the satisfaction of comments made and corrections noted with regards to grammar, style, and spelling, and further consideration and review by the Township Solicitor. The motion, seconded by Vice Chair Jones, carried unanimously.**

Old Business

Preliminary/Final Land Development Plan for 5117 East Trindle Road, located at 5117 East Trindle Road, 1 lot, 2.5 acres, zoned Commercial Limited, owned by Jagroop Singh, submitted by Frederick, Seibert and Associates. The Planning Commission may make a motion to recommend approval with, or without conditions, to table the plan, or to deny the plan.

Justin Doty, Frederick, Seibert and Associates, Inc., along with Bill Gladstone, broker, were present to speak concerning the plan.

Mr. Doty said this is a vacant lot to be developed into a mixed-use retail facility. He said the owner was not able to attend. He said the developer owns several of these types of stores in various municipalities. He reviewed the project with associated stormwater management facilities and stated the new driveway onto Trindle Road is under review with the Pennsylvania Department of Transportation (PennDOT). He reviewed the waiver requests and waiver deferrals.

Manager Metts asked if the largest fire apparatus can maneuver the site and Mr. Doty responded that it does. Mr. Spicher said one of the outstanding review comments is that the turning template will have to show the adjacent property as well in addition to the property, the building is being built on. Manager Metts said as the plan is shown, a fire truck would be using areas associated with designated parking spots.

Mr. Spicher reviewed the waivers and said staff would like to see the emergency access to be moved to Trindle Road rather than the neighboring property. Mr. Miller said ultimately it will require Fire Administrator approval.

Mr. Doty described what the trench pipes do and how those capture stormwater runoff. Ms. Sherony asked if the pond would be able to accommodate any of the Trindle Road flooding. Mr. Doty said it is not designed to intercept any additional offsite runoff but would capture all this site's runoff before it creates any issues offsite. He said they are not allowed to increase rate or volume off the project site.

Discussion followed regarding the emergency access with the neighboring property and if that would be able to stay open so people would not have to go back to Trindle Road to go to the adjacent property. Mr. Doty said that request was made and the owners of that lot were not prepared to grant complete cross access.

Based off a question from Vice Chair Jones, Mr. Doty reviewed the discharge and overflow of stormwater on the site.

Mr. Spicher said there is one other waiver deferment that would need to be added to the plan with regards to marginal access connection point.

Ms. Kaedon said the traffic on Trindle Road is very heavy and asked if the exit out of the parking lot is limited to right-hand turns only. Mr. Doty said it does.

Ms. Kaedon asked if this property is the floodplain and Mr. Doty responded that it has been verified that it is not in the floodplain.

Vice Chair Jones reviewed reasons to grant preliminary plan waivers for Commissioner Smith. Mr. Miller revised why staff supports the waiver requests and deferrals.

MOTION by Ms. Sherony to recommend to the Board of Commissioners approval of the waivers for preliminary plan submission, minimum pipe size, and the deferment for width of existing street and width of existing right-of-way, and marginal access street for 5117 East Trindle Road. The motion, seconded by Ms. Plesic, carried unanimously.

MOTION by Ms. Sherony to recommend approval to the Board of Commissioners the <u>Preliminary/Final Land Development Plan for 5117 East Trindle Road,</u> located at 5117 East Trindle Road, 1 lot, 2.5 acres, zoned Commercial Limited, owned by Jagroop Singh, submitted by Frederick, Seibert and Associates, PC File #25-11-01, with a time limit deadline of June 1, 2026, subject to the favorable resolution of staff and County

review comments. The motion, seconded by Vice Chair Jones, carried unanimously.

Good and Welfare

Sketch Plan – Sears Run Development

Manager Mett said no one was in the audience to speak on the sketch plan.

Adjournment

MOTION by Vice Chair Jones to adjourn the Planning Commission Meeting. The motion was seconded by Mr. Deschane and carried unanimously.

Chair Syed adjourned the meeting at approximately 8:38 p.m.

Respectfully submitted,

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Rita Finkboner, Recording Secretary
03122026m

Public Comment Statement

Hampden Township Planning Commission

Date: March 12, 2026

Agenda Item: 6a — Proposed Text Amendment, Chapter 27 Zoning Ordinance: Data Centers as Conditional Use in the Industrial General (IG) District

Estimated Delivery Time: 2.5 minutes (~450 words)

Sound Study from Prince William County, VA: https://www.pwcva.gov/assets/2025-03/DCOAG%20JMT%20Noise%20Ordinance%20Update%20Presentation%2020250318.pdf

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Good evening. My name is Andrew ~~[Name]~~, and I am a resident of Hampden Township.

I am here to comment on Agenda Item 6a — the proposed text amendment adding data centers as a Conditional Use in the Industrial General district. I want to start by saying that the Conditional Use structure this Commission is considering is exactly the right framework. In Middlesex Township, a 1.8 gigawatt, 700-acre data center campus was approved as a use by right — meaning the township had no ability to attach protective conditions to the approval itself. Hampden is doing this differently, and that distinction matters enormously for residents.

Conditional Use approval means this Commission and the Board of Supervisors can require specific performance standards as conditions of any approval. What I am asking tonight is that the draft ordinance makes full use of that authority — particularly on noise — before any application is filed.

I want to bring one specific technical resource to the Commission's attention. In March 2025, Prince William County, Virginia — the largest data center jurisdiction in the country — presented the findings of a $270,000 acoustical study to their Board of Supervisors. Their licensed engineer's conclusion was direct: the standard A-weighted decibel scale used in most noise ordinances does not effectively address the low-frequency noise produced by data center cooling systems. That study also found that three buildings operating simultaneously can raise a neighborhood's ambient noise by nine decibels. A large campus can contain dozens of buildings. I have copies of that study and would ask that it be entered into the record.

Based on that research, I have three specific asks for the conditional use criteria in this draft.

First, require a dual-metric noise standard — limits in both dBA and dBC. The C-weighted scale captures the low-frequency sound that A-weighting filters out. A data center can

technically comply with a dBA limit while still producing significant structural vibration and low-frequency noise in nearby homes. Requiring both measurements closes that gap.

Second, require a pre-construction ambient baseline study conducted by an independent, board-certified acoustical engineer before any mechanical equipment becomes operational. That baseline is the legal reference point for every enforcement action after the fact. Without it, there is nothing to measure compliance against.

Third, require post-construction monitoring as a condition of approval. Chandler, Arizona has required annual independent noise studies for five years following occupancy since 2023. Linn County, Iowa enacted continuous monitoring requirements in 2026. These are not speculative asks — they are what communities with actual data center operating experience have concluded is the minimum for accountability.

The Conditional Use structure in this draft gives this Commission the legal authority to require all three of these things. My ask is simply that the ordinance language makes that authority explicit, so that no future applicant can argue their way around it.

Please enter this comment in the record. I am happy to leave copies of the Prince William County study with the Commission secretary tonight. Thank you.