

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 23, 2026 with the following present: Chairman Dale Keener, Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp, Steven Werley, Township Engineer Greg Haas, Secretary Bonnie Bailey, and members of the public. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

Dale Keener stated they would be reviewing the proposed Data Center Ordinance and asked if there were any questions or statements to start.

Randy Saylor 333 State St.

- Stated that 200' setbacks are not enough. Residential should be more than 200'.
- Height of Buildings -should stay at 35'. If we do 50' plus the additional 15' for the coolers on rooftop would be up to 65' and is too high.
- Suggested that the Township consider adopting a noise ordinance.
- Recommend requiring an extensive water study for any project in Tilden Township that uses more than 5,000 gallons per day, not just data centers.

Dale Keener replied- 35' height should be the maximum.

Jeanette Cornish-

- Setbacks should be changed to at least 500'-1000' as other areas have that amount. Noise ordinance for evening should be less than 45db and below.

Alvin James - Hex Highway

- Spoke to the District State Legislative Aide for Jamie Barton-Lee Woods. He stated that Lee said there was a representative from EPA in the area checking on the area for data center usage.

Dale Keener replied that we have the 180 day moratorium in place and nothing can happen within the 180-day period till an ordinance is put in place.

Michelle Rreadinger- Hex Highway

- Reported that someone had measured the duck facility property across the street from her home and expressed concern about the reason for the activity and the potential placement of a data center in an agricultural and residential area.

Dale Keener stated that is why they are designating the L2 district for a data center.

Holly Keller -11 Cheese Lane

- Thanked Greg Haas for his efforts in putting together the ordinance for the township.
- Suggested an application fee when they submit their application for each conditional use submission.
- Ask for a third-party review at the applicants' cost.
- Applicants bare the burden of proof that will not cause health and safety issues to the residents.
- Look into water supply- they need to consider water usage during drought issues.
- Applicant shall provide a detailed estimate of water usage.
- Emergency management- they should have their own fire dept.

Dale Keener responded they may need a special chemical system to fight fires due to electrical components.

- The disposal of batteries and waste
- Possibly include the wording of PFAS in the ordinance
- Fines of \$1000 a day do not seem enough.
- Recommended lowering daytime noise standards.
- Setbacks, Holly suggested -2500' for residential, 1500' for agricultural, 1000' feet for wetlands and flood plain.

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski to approve the minutes from the May 19,2026 planning Commission Meeting. Richard DeLong seconded the motion. Upon roll call, Kozlowski, DeLong, Werley and Kamp voted yes. Dale Keener abstained as he was not present for the May 19,2026 meeting.

PLANS

30 Hamburg Associates LP-60 Wilderness Trail

- No One was present. Greg Haas stated that no action is to be taken tonight.

Miscellaneous Reports

None

OTHER BUSINESS -Review of the proposed data center ordinance

- Sensitive Receptor definition: include agricultural use.
- Section 3- Luke Kamp- recommends limiting the land improvement review to 1 year.
- Section 4-A 1. Lot Area minimum 15 acres up to 20 acres
- Section 4-A 2. Building Height- Luke stated keep at 35'
- Section 4-A-4a- Luke- Setback Of 300-500' range. Add open space to requirements.
- Section 4-A -4 b. accessory use setback – Luke up to 100' and wetlands setback of 200'
- Section 4A-6- Impervious space Change current from 75% to 60%
- Section 4B- Luke- add words open space.
- Section 4B-1-Luke change landscape buffer to 100' in width
- Section 4B -3b- change 1 deciduous shade tree per 25'
- Section 4C-4 Berm: Luke requires it to be around the whole property
- Section 4C-6 Fencing: Add fencing around mechanical equipment.
- Section 4D-3b: sound level limits Table 1: Luke Move middle section down to 65 DB
- Section E- 5-1 Water feasibility study: change to 10,000 gallons withdrawn per day.
- Financial Security -Section 2 – Luke Length of security bond changed to lifetime.

Steven Werley recommended:

- They could use their roof space to install solar panels to put energy back into the grid.
- Change the fines to \$100,000 per day.

Greg Kozlowski:

- Expressed concerns about pollution prevention
- Electrical waste disposal
- Spill prevention and clean up.

Dale Keener's comments were as follows:

- He received a paper that showed the grades of Ordinances from other municipalities. It showed what other municipalities did correctly and what they needed to work on. He is hoping this will guide us to get an "A" grade on our ordinance.
- He also discussed Decommission Bond
- Land Surveys
- Radon gas
- Electricity rate impact survey
- Property value impact survey
- Emergency management
- Noise from generators during a power outage
- Using a closed loop cooling system
- Emissions
- Ongoing water monitoring

Dale Keener suggested that Greg Haas review it and make corrections over the next 2 weeks. Then email the proposal to the planning commission members and supervisors to review. Put it on the agenda for the next Board of Supervisors workshop on July 2, 2026 and agenda for the next Board of Supervisors meeting July 8, 2026

Greg Haas stated that if they need to connect to the water supply system they applicant will be responsible for the cost of that.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Richard DeLong to adjourn the meeting at 8:50 P.M. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Attest:
Bonnie Bailey
Secretary