



Rye Township Planning Commission Meeting Agenda September 1, 2026

- I. Call Meeting to order:**
- II. Approve the minutes of August 4, 2026, meeting.**
- III. Citizen Participation:** Dave and Suzie Hammaker, Melham Associates, Clint Barrick and Mark Bennett.

Review Subdivision Plans: Dave and Suzie Hammaker, Whitetail Lodge, Subdivision Plans (These will be available at the September first meeting).

- IV. Review Sketch Plans:** 1183 Flowers Lane, Melham Associates

(These will be available at the September first meeting).

- V. Discussion:**

A. Proposed cul-de-sac dedication. Clint Barrick & Mark Bennett. This will be available for review at the September first meeting.

B. Sewage Advisory Committee Recommendation on Draft Revisions Chapter 71, 72 and 73 of Title 25 of the Pennsylvania Code. Links to DEP regulation proposals.
Also, one set of said proposals will be available at the September first meeting.

C. Data Center Discussion:

Rye Township Concerns: The existing industrial zoned area within Rye Township is too small. Alternative sites where a large hyperscale data center could be placed require 500+ acres or more.

Discussion of the data center occurred relative to concerns that the existing industrial zoned area within the Township is too small. Alternative sites where a large hyperscale data center could be placed require 500+ acres or more. The Cumberland County site includes 1000 acres. However, the geology in Cumberland County where large warehouse facilities and multilane highways are much different than that of Rye Township and Perry County. Water availability in the limestone of Cumberland County is more readily available from larger wells. Obtaining water in Perry would require multiple wells and grading large sites for development of hyperscale data centers would require deep

bedrock removal and significant blasting at a cost and potential adverse impacts related to groundwater flow including wells. Discussion of the Millers Gap area and its unique ironstone bedrock were discussed; however, many portions of this area east of the Millers Gap Road are subject to sliding, slumping and general slope instability. Portions of areas do exist, however, east of the area along Fishing Creek, where farm fields were regraded under the Food Security Act to create more level areas. Weather patterns in valley areas can be a challenge relative to air quality concerns. Temperature inversions can result in pollutant discharges being held close to the ground surface during the inversion process resulting in health-related issues and concerns. Rye has experienced many complaints under the existing nuisance ordinance related to the burning of trash in outdoor wood burners impacting their neighbors. Multiply that time the number of backup diesel generators used for emergency power and the impact grows. Hyperscale data centers can typically use several hundred generators. Natural gas generators are also being used but have less impact at a higher cost. Current studies have also found where heat island effects occur and result in as much as 3.6-degree Fahrenheit increase in soil temperatures (air-water: brook trout catchment streams?) in downslope areas and in an area of 6-mile radius. Other potential considerations include the placement of transmission lines and new distribution lines to service the data centers and secondary and cumulative impacts to forests, native waters and floodwater considerations that can occur from placement of utility. Alternative solutions involve replacement of the transmission-distribution cables with combination metals-materials that provide 2-3 times added capacity to address the interim needs for a ten-year period, providing necessary time to address long term availability concerns.

Other potential considerations include; the placement of transmission lines and new distribution lines to service the data centers and Secondary and cumulative impacts to forests, native waters, and floodwater considerations that can occur from placement of the utility. Alternative solutions involve replacement of the transmission-distribution cables with combination metals-materials that provide 2-3 times added capacity to address the interim needs for a ten-year period, providing necessary time to address long term availability concerns.

Proposed Resolutions on Curative Amendments to the Zoning

Code. Supervisors proposal.

The proposal letter is attached for review.

- VI. **Discussion: Penn State Extension Land Use Webinar:** The complete Fall 2026 series line-up. The attached information is provided.

Next Meeting will be October 1, 2026 at 7:30 pm

Respectfully submitted, Brenda Little (Comm. Recording Sec)

Adjournment: Next Meeting will be October 4, 2026 at 7:30 pm Respectfully submitted: **Brenda Little**