TOWNSHIP OF INDIANA

PLANNING COMMISSION

JULY 22, 2026

The regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Daniel Taylor with the Pledge of Allegiance. The meeting was recorded on audio cassette.

The roll was called and Planning Commission Members present were Peter Blume, Michael Calandra, Kevin McKeegan, Preston Moore, and Daniel Taylor. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Engineer Dan Slagle Nichols & Slagle Engineering, and Alexa Shapiro from Solicitor Tucker Arensberg.

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REGULAR MEETING MINUTES OF JUNE 24, 2026

The Regular Meeting Minutes of June 24, 2026 were not ready for the Planning Commission to vote on. The minutes will be on the Agenda and voted on at the next regularly scheduled meeting. No action was taken.

OLD BUSINESS:

"DATA CENTER DEVELOPMENT" - Guidelines to Consider for possible Draft Ordinance

Mr. Taylor said at the last Planning Commission Meeting, a "draft" sample Ordinance was prepared by the Township's Solicitors for the Planning Commission's review and comment. The "draft" Ordinance would permit "Data Centers" to be a Conditional Use in the "LI - Light Industrial" and "O/C - Office Flex Commercial" Zoning Districts, much like Solar Energy Facilities. Mr. Taylor said he does not feel that Data Centers are a good fit for the "O/C" zoning district. Mr. McKeegan agreed, adding that warehouses are not currently permitted in the "O/C" district. Commission Members agreed that Data Centers should only be allowed as a Conditional Use in the "LI" Zoning District. Mr. Curti said the "O/C" District was only included so that the Ordinance would not be too exclusionary. Mr. Slagle submitted maps to the Planning Commission showing the number of potential sites that would be available in both the "L/I" and "O/C" areas, based on 10, 15, and 20 acre parcels. A discussion was held about Data Centers, and it was noted that there are a variety of different types and sizes of Data Centers that could range from being small or very large facilities.

Ms. Shapiro said an updated "draft" sample Ordinance for Data Centers was given to the Planning Commission for their review and comment at tonight's meeting.

Commission Members discussed what the minimum permissible lot size should be. It was noted that the topography of the land in the Township varies greatly, and impacts the size of a Data Center that could be built. It was discussed that the Data Center Ordinance could be considered “exclusionary” if the minimum parcel size is too large. There are a lot of steeps slopes in the Township. Mr. Curti said the current Zoning Ordinance has limits on the maximum percentage coverage of a parcel that can be covered by structures. Ms. Shapiro said they could always consider restricting Data Centers to the “LI” Zoning District only, with a 50' landscaping buffer. Mr. Slagle said that the 50' DEP setback for areas with Flood Plains and/or Wetlands should also be taken into consideration. Mr. Slagle indicated that multiple parcels could be purchased, and then joined together into one lot by a Developer to reach the minimum permissible lot size. A discussion was held about lot sizes, and the number of acres they should be limited to without being exclusionary. Commission Members agreed they like the idea of allowing Data Centers to be built in the “LI” Zoning District only, with a minimum lot size of 15 acres. They also agreed that the land in Indiana Township does not seem to be very conducive to the needs for building a Data Center. A maximum building height was discussed, and it was agreed that 35' high, plus an additional 10' for roof-mounted equipment, seemed to be reasonable. They also felt that the maximum lot coverage by buildings shall be limited to 60%.

Planning Commission Members continued reviewing the “draft” Ordinance and discussed setbacks and buffer areas. They agreed that a 200' setback from all Residential and Sensitive Receptors is reasonable, and a 150' setback from all other areas would be sufficient. There was a discussion about the safe removal of Electronic Waste. Commission Members discussed adding verbiage referencing that anytime the DEP or EPA requires changes to be made, the Data Center Ordinance shall comply as well. Ms. Shapiro said she would look into the appropriate language to cover this. Mr. Moore questioned what would happen if a significant weather incident occurred; Ms. Shapiro said issues such as this would be included in the “Emergency Response Plan” for the facility.

Equipment Screening was discussed. Mr. Curti said outside equipment could be put in an enclosed courtyard to help direct sound upward. Decibel levels were discussed; Ms. Shapiro said they are proposing to set the maximum noise levels similar to existing Ordinances in other local Municipalities. Mr. Slagle said usually the noise levels must be in compliance with the requirements set by the Allegheny County Health Department. He said verbiage could be added that ‘post construction studies’ should be done by a third party Organization that is approved by the Township. Mr. Taylor said he feels that noise levels for Generators should be held at a maximum of 60 dB at they property line. Ms. Shapiro said this could be tough to obtain. She said 70 dB is usually a good balance. Mr. Calandra asked if there is a ‘standard test’ that can be done for vibration studies; Ms. Shapiro said there is.

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The Section on Water and Sewage was discussed. Planning Commission Members and Mr. Slagle discussed water usage and how residential rates could be affected. Ms. Shapiro said the Township does not have the authority to put a limit on utility rates. Mr. Slagle said there are a lot of safeguards in place. It was suggested that verbiage be added that all testing must be performed by an official deemed to be qualified by the Township.

Mr. Curti, who is also the Township's Emergency Management Coordinator, said the Section regarding Emergency Management is pretty standard. He said he will review this section with the Fire Departments and Police Chief for their input. Mr. McKeegan asked about Security within the facility. Ms. Shapiro said 8' high fencing is suggested, with 24 hour monitoring. A Guard House will also be located inside the facility. Ms. Shapiro said an "Emergency Management Plan" will be required for each facility, and it must tie into the requirements as set forth in the Data Center Ordinance.

The decommissioning of Data Center facilities was then discussed. Ms. Shapiro said she added verbiage that the Financial Security should be updated every three (3) years to reflect estimated cost increases. Parking was discussed. Mr. McKeegan said he feels keeping as much green space as possible should be encouraged. The number of parking spaces were discussed as well. Mr. McKeegan said he feels aesthetics should be considered, and more attractive materials be encouraged to be used for the Structure. Ms. Shapiro said she will see if she can find language regarding this.

Ms. Shapiro said a sign will be required to be posted, listing phone numbers for people to call if needed. She asked the Members about locations. Mr. Curti suggested it be placed at the entrance to the facility; he said the guidelines in the Township Zoning Ordinance regarding signage can be followed for permitted locations, sizes, etc.

Mr. Moore suggested that a current date be added to the "draft" Ordinance, so they can be sure they are all following the same copy during the review process. Mr. Taylor asked that the updated "draft" Ordinance be given to the Planning Commission Members at least one week in advance of their meeting to give them adequate time to review new updates that are being incorporated. Mr. Moore asked if any companies have approached the Township with an interest in building a Data Center; Mr. Curti said no.

Mr. Taylor opened the floor for public comment.

Nettie Owens said she feels Applicants should be required to preserve 40% of the land. She also asked if they come in and clear cut the area, if they will be required to replant it to its original state. Mr. Slagle said the Township's SALDO will need to be followed, as set for all Site Plans. Ms. Shapiro said a 50' landscape buffer will

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be required, and they must restore the land. Mr. McKeegan said special obligations cannot be put on Data Centers; they must follow the Site Plan requirements as set by the SALDO. Ms. Owens asked if the parking areas will be permeable or gravel. Ms. Shapiro and Commission Members briefly discussed dust issues.

Everyone agreed that it was a productive meeting. All suggested items will be integrated and a new "draft" Ordinance will be presented to the Planning Commission Members for their review at their next meeting. They felt they were getting very close to a "final draft" for the Board of Supervisors' review.

CORRESPONDENCE

LETTER OF RECOMMENDATION

Each Commission Member received a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors, which was written as a result of the Commission's June 24, 2026 regular meeting.

ADJOURNMENT

Mr. McKeegan made a motion, seconded by Mr. Calandra, to adjourn the July 22, 2026, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:36 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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