Submitted w/ Application for Zoning Amendment

Exhibit #1

EXHIBIT "A" – Proposed Curative Amendment:

TOWNSHIP OF GREGG
UNION COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GREGG TOWNSHIP ZONING ORDINANCE TO ADD REGULATIONS GOVERNING DATA CENTER USE AND DATA CENTER ACCESSORY USES

BE IT ORDAINED AND RESOLVED, following proper public notice and public hearing, it is hereby ordained and resolved by the Board of Supervisors of the Township of Gregg, County of Union, Commonwealth of Pennsylvania, as follows:

I. SHORT TITLE

This Ordinance shall be known as the 2026 Data Center Amendment to the Gregg Zoning Ordinance, and shall be incorporated into the Gregg Township Zoning Ordinance.

II. ORDINANCE AMENDMENTS

1. **Amend**: Article 2, Section 2.2, Definitions of Terms, to **add** the following definitions:

"DATA CENTER": A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A Data Center may include Data Center Accessory Uses.

"DATA CENTER ACCESSORY USE": Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

2. **Amend**: Article 10, Section 10.2, Use Regulations for the Commercial Manufacturing District, Section 10.2.1, Permitted Uses, to **add** a Section 10.2.1.24:

10.2.1.24 Data Center Use and/or Data Center Accessory Use.

3. **Amend**: Article 16, Supplemental Use Criteria, to **add** a Section 16.20:

Section 16.20 Data Center Use and Data Center Accessory Use:

The following supplemental use criteria shall apply to Data Center Use and Data Center Accessory Uses:

1. The dimensional standards of Data Centers and Data Center Accessory Uses shall be in accordance with the existing standards where the uses are proposed (CM District), except as set forth herein.

2. The maximum building height for a Data Center shall be 70 feet. Building Height shall not include parapets, chimneys, spires, towers, mechanical equipment and penthouses, elevator structures, tanks and similar projections.

3. The maximum height of Data Center Accessory Uses shall be no greater than the height of the principal building.

4. Data Centers shall be set back a minimum of 200 feet from the boundary of any adjoining residential zoning district or any adjoining residential property.

5. Data Center Accessory Uses shall be set back a minimum of 100 feet from any road frontage and any adjoining residential zoning district or property and 50 feet from all other property lines.

6. The minimum parking requirement shall be one (1) space per eight thousand (8,000) square feet of floor area, or one (1) space for every one (1) employee based upon the maximum number of employees onsite during the largest shift, whichever is lesser.

7. The minimum loading space requirement shall be one (1) space per Data Center building.

8. A landscape buffer or screening shall be required between Data Centers and any adjoining residential zoning district or property.

9. Ground-mounted and roof-mounted equipment within 200 feet of a public roadway or residential property must be fully enclosed or screened.

10. The applicant shall demonstrate through a sound study that sound during normal operations shall be limited to 65 dB(A) as measured from residential property lines.

11. If served by public water supply, the applicant shall submit documentation from the public authority certifying adequate supply.

12. If relying upon nonpublic water sources, the applicant shall provide a water feasibility study.

13. If connecting to the electric grid, the applicant shall provide documentation from the electric service provider certifying available capacity.

14. The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional.

III. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment or as otherwise established by operation of law.

IV. REPEALER

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

V. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

ENACTED AND ORDAINED this _____ day of _____, 2026, by the Board of Supervisors of Gregg Township:

_____
Chairman

_____
Vice-Chairman

_____
Supervisor

_____
Secretary

JOANNE C. LUDWIKOWSKI
ANN S. PEPPERMAN
J. MICHAEL WILEY
AUSTIN WHITE
CHRISTOPHER H. KENYON
ELIZABETH A. WHITE
MARC F. LOVECCHIO
STEPHEN C. HARTLEY
KALLIE D. VENTO
NICHOLAS D. GRIMES

SINCE 1862

McCORMICK
LAW FIRM

835 West Fourth Street
Williamsport, PA 17701
(570) 326-5131 • (570) 326-5529 fax
www.mcclaw.com

OF COUNSEL:
HON. E. EUGENE YAW
PA SENATE
C. EDWARD S. MITCHELL
GARY L. WEBER
N. RANDALL SEES
J. DAVID SMITH
RETIRED
RICHARD F. SCHLUTER
RETIRED
KRISTIN M. PEREZ
BUSINESS MANAGER

February 19, 2026

VIA HAND-DELIVERY

Central Keystone COG
Attn: Tom MacDonald
Gregg Township Zoning Officer
1610 Industrial Boulevard,
Suite 400A,
Lewisburg, PA 17837

Re: PNK P2 LLC
Curative Amendment
Zoning Issues – Data Center and Accessory Data Center Use

Dear Mr. MacDonald:

Please find enclosed the original and five (5) copies of our submission in support of PNK P2 LLC's application for a Curative Amendment to the Gregg Township Zoning Ordinance to allow Data Center and Accessory Data Center Use in the Commercial Manufacturing District. In addition, a check made payable to the Central Keystone COG in the amount of $1,500.00 to cover the application filing fee is enclosed.

Please do not hesitate to contact me directly with any questions. Thank you for your kind attention to this matter.

Very truly yours,

McCORMICK LAW FIRM

J. Michael Wiley

JMW/jw
Enclosures
cc: Jenna Neidig, Gregg Township Solicitor
PNK P2, LLC