City of Williamsport

Planning Commission

Meeting Date:

Monday, October 5, 2026

12:00PM

Meeting Location

Trade & Transit II
144 West Third Street
Third Floor
Williamsport, PA 17701

Agenda

1. **Call to Order**
2. **Minutes**
   - **September 8, 2026 Meeting**
3. **Action Items:**
   - **ZONING ORDINANCE AMENDMENT - Data Centers**

     [ATTACHMENTS: Draft Data Center Ordinance]
4. **Discussion Items:**
   a. **Reappointments**
   b. **Planning updates**
      i. **Comprehensive Plan**

City of Williamsport

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ii. **Road Safety Plan**

5. Other Business/Public Comment

6. Adjourn

City of Williamsport

Planning Commission

Meeting Date:

Tuesday, September 8, 2026

Meeting Location

Trade & Transit II
144 West Third Street
Third Floor
Williamsport, PA 17701

Meeting Minutes

1. Call to Order – Harry Sechler called the meeting to order at 12:00PM
2. Minutes
    a. August 3, 2026 Meeting
    b. July 6, 2026 Meeting

    A motion was made by Tony Nardi and a second by Chris Keiser to approve the minutes from the August-3rd and July-6th meetings. All voted unanimously. Motion approved and carried.
3. Action Items:
    a. Central Business District Certificate of Appropriateness – Hush Sign
    130 Court St/63-001-110

    Hush Medical Spa is looking to change their business identification sign to an internally illuminated wall-mounted cabinet sign, approximately 13.9 square feet, with illumination limited to the business lettering. The sign meets the city's sign ordinance requirements per the zoning consistency letter included in the packet.

    Tony Nardi made a motion to approve, seconded by Bill Rischar. All voted unanimously. Motion approved and carried.
4. Discussion Items:
    a. Procedural changes

i. There is currently no checklist available for subdivision and land development applicants which contributes to the lack of information in the plans being submitted to the Planning Commission. The city has entered into a contract amendment with Barry Issett to do full engineering and storm water reviews of all land development and subdivisions going forward. To streamline the process, applications will first go to Scott Williams for review and approval, then to Barry Issett for engineering and storm water review. Barry Issett will put together an improved fee schedule and all review fees will be paid by the applicant.

The Planning Commission will also modify some of the language in the subdivision and land development ordinance to set distinct requirements for major and minor land developments, like incorporating sketch plans for example. Developers would do a pre-review with the Planning Commission, get more feedback; therefore; improving the process and the final product.

ii. Scott will have the 2027 Planning Commission meeting schedule available for review at the October meeting.

b. Planning updates

i. **Comprehensive Plan** – Rachel Hobbs from the Department of Community & Economic Development's (DCED), Community Technical Assistance Program (CTAP), will assist the Planning Advisory Team formed for the development of the city's comprehensive plan. Chelsea Rawson who serves on the Planning Advisory Team mentioned that information has been gathered on existing conditions, assets, and opportunities for improvement throughout the city. The advisory team is in the process of conducting a survey which involves community feedback. The survey is expected to be completed by the end of September 2026.

ii. **Housing Study** – Austin Daily, Program Manager of Community Development, shared information on the housing study that will soon be

underway by Urban Partners (Philadelphia). Two staff members will spend two weeks in Williamsport conducting public stakeholder meetings, and analyzing properties, i.e., housing types and curb appeal, including determining over-saturated and under-saturated areas. A DCED grant will help to fund the study. Once awarded, Urban Partners will be placed under contract and have 6 months to complete the work. The data collected will be used to create an action plan. Chris Keiser highly suggested including the Water & Sanitary Authorities in this study.

iii. **Road Safety Plan** - the city received a *Federal Safe Streets for All* grant and hired the Kittleson Firm who has completed 4 plans thus far. The goal is to get projects where road safety can be improved in Williamsport.

iv. **Zoning amendments** - the city has entered into a secondary supplementary contract with Barry Issett to conduct reviews of zoning ordinances. The company has one of the top experts in zoning and data centers on their staff. The city has placed a 6 month pause on data centers while a curative is being done. A draft ordinance for the data center will be forthcoming at the October meeting.

5. Other Business/Public Comment

   Scott Williams, City Planner and Assistant Director of Community & Economic Development has formally been appointed by City Council as the Administrative Officer for the Subdivision Land Development Ordinance and Planning Commission for the City of Williamsport. Cynthia Ward, Community Development Specialist is new to the committee and will be serving in the role as Secretary for the Planning Commission.

6. Adjourn

CITY OF WILLIAMSPORT

LYCOMING COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WILLIAMSPORT, LYCOMING COUNTY, PENNSYLVANIA, AMENDING THE CITY OF WILLIAMSPORT'S ZONING ORDINANCE TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS AND DATA CENTER ACCESSORY USES.

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, *et seq.*, authorizes the City of Williamsport (the "City") to enact, amend, and repeal Zoning Ordinance within the City of Williamsport; and

WHEREAS, Part 13 of the City of Williamsport Codified Ordinances is the Planning & Zoning Code which contains the zoning regulations of the City; and

WHEREAS, the City Council deems it to be in the best interest and general welfare of the residents of the City to update and amend provisions of Part 13 of the City's Codified Ordinances to provide for Data Centers and Data Center Accessory Uses; and

WHEREAS, the City Council desires to add provisions to Part 13 of the City's Codified Ordinance relating to Data Centers and Data Center Accessory Uses; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the City Council of the City of Williamsport as follows:

Section 1. Part 13, Title 5, Article 1333: Use Regulations, Section 1333.05 Table of Use Regulations shall be amended to add a row number 64 under subheading (d) Industrial Uses titled Data Centers. The table of Use Regulations shall be further amended to include "C" for Conditional Use to the added Data Centers rows under the following column: MH. Section numbers for all remaining rows shall be adjusted accordingly.

Section 2. Part 13, Title 3, Article 1311: Definitions Generally, Section 1311.01 et. seq. of the City's Zoning Ordinance, is hereby amended to add the following definitions, in alphabetical order, to the current listing of definitions. Definitions subsections to be renumbered beginning with 1311.001 ("Definitions Generally") once new definitions are added:

BATTERY ENERGY STORAGE SYSTEM (BESS): one or more devices, assembled, capable of storing energy to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery, an electric motor vehicle, or small store-bought batteries designed and used purely for household electronic items.

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COMMUNITY NOISE EQUIVALENT LEVEL (CNEL): The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dB to sound levels occurring in the evening from 7 PM to 10 PM and after the addition of 10 dB to sound levels occurring in the night between 10 PM and 7 AM.

DATA CENTER: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations.

The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

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), and 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.

DATA CENTER ELECTRIC UTILITY SUBSTATION: A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

DATA CENTER PRINCIPAL BUILDING: A building that contains the office and/or data storage functions of a Data Center.

FOOTCANDLE: Enough light to saturate a one-foot square with one lumen of light.

SENSITIVE RECEPTORS: Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, assisted living facilities, community centers, places of worship, playgrounds, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.

Section 3. Part 13, Title 7: Supplementary Zoning Regulations shall be amended to add Section 1341.39, titled, Data Centers and Data Center Accessory Uses and shall read as follows:

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1341.39 DATA CENTERS AND ACCESSORY USES

The following requirements shall apply to all Data Centers and Data Center Accessory Uses. In the event that any of the following regulations are found to be in conflict with regulations found elsewhere in the City of Williamsport Zoning Ordinance, the most restrictive regulations shall be applied, unless otherwise stated.

A. Building Placement and Orientation

(1) All principal and accessory structures associated with a Data Center shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. In general, Data Centers that visually approximate commercial office buildings are encouraged.

(2) Buildings shall be sited and oriented to:

a. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptor areas.

b. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.

c. Accommodate adequate parking.

d. Minimize impacts to natural resources.

ii. Select sites that avoid sensitive lands such as wetlands, floodplains, and steep slopes
iii. Minimize land disturbance
iv. Maximize tree preservation
v. Minimize impervious surfaces.

(3) Data Center campuses containing more than one building are encouraged to provide a variety in building size, massing, siting, and appearance by transitioning from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

B. Maximum Height

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The maximum building height for Data Centers shall be 45 feet including rooftop equipment. The maximum building height for Data Centers in stories shall be one.

C. Setbacks

(1) All principal buildings, accessory structures, and Data Center Electric Utility Substations must be set back at least (120) feet from all property lines.
(2) All principal buildings, accessory structures, and Data Center Electric Utility Substations must be set back at least (200) feet from property lines with an adjoining sensitive receptor facility.
(3) Parking lots for Data Centers shall be set back at least 25 feet from public road rights-of-way, and 25 feet from all property lines.

D. Minimum Lot Size

A minimum of five (5) acres is required to develop a Data Center.

E. Lot Coverage

The aggregate impervious lot coverage by Data Centers and Data Center Accessory Uses shall not exceed (70%) of the total area of the lot.

F. Parking Requirements

One space for each employee on the largest shift, plus 3 visitor parking spaces and parking for needed company vehicles and equipment.

G. Off Street Loading

A minimum of one loading space is required. Loading spaces/bays are only permitted to be located on one façade of the Data Center Principal Building.

H. Noise/Vibration

Community Noise Equivalent Level ("CNEL")

a. The CNEL at the boundary of the property containing a Sensitive Receptor shall not exceed 60 dBA.

b. The CNEL at the boundary of any developed property not containing a Sensitive Receptor shall not exceed 70 dBA.

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c. Sound that is produced for not more than a cumulative period of one (1) minute in any hour may exceedthe standards above by up to ten (10) dBA.

d. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.

e. In addition to dBA levels, the developer will need to demonstrate that C-weighted noise (dBC) and Octave Bands (dBZ) will also be maintained at acceptable levels per industry standards.

(2) A noise reduction barrier or device may be required at the discretion of the zoning officer when noise level test results are inconclusive as to conformance.

(3) The limitations of this Section shall not apply to any Sensitive Receptor that is established adjacent to the Data Center after the date of issuance of a certificate of completion or occupancy for the applicant's operation.

(4) Sound Study

a. Any proposal for a Data Center shall include pre- and post-construction sound studies which examine all exterior utility functions of the building (rooftop and ground-mounted) that produce sound. The sound studies shall identify compliance with Section 1341.39 (H) as applicable. The sound studies shall be conducted by an Institute of Noise Control Engineering (INCE) Board Certified Engineer, or other equivalent body, and shall be subject to review and approval by an engineer with experience in noise control selected by the City of Williamsport.

b. The pre-construction sound study shall be submitted with the Conditional Use application. The pre-construction sound study shall recommend the sound reducing materials or systems required to meet the aforesaid sound limits.

c. The post-construction sound study shall be conducted prior to issuance of the certificate of occupancy. An as-built sound study may also be required thereafter by the City of Williamsport upon request. If it is determined by the as-built sound study that there is a violation of the aforesaid sound limits, the owner or occupant of

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the Data Center shall promptly remediate the violation to achieve compliance with the sound limits.

I. Negative Impacts

Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line.

J. Safety

The equipment used in any Data Center operation shall be housed in a metered, electrically grounded, and pre-engineered metal encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

Any Data Center use proposing a battery energy storage system (BESS) or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.

K. Power

(1) Prior to Conditional Use approval, the applicant shall provide written verification of the following items, letters from applicable service/utility providers shall be included when relevant:

i. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider,

ii. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use,

iii. Any system designed for cooling and operation of the facility (electricity, water, or other means) will be adequate and will not negatively impact the surrounding region,

iv. The energy storage capacity of the battery energy storage system (BESS) used (if applicable) will be defined,

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v. Energy Efficiency of Building,

a. Orient buildings to take advantage of passive cooling and daylight opportunities

b. Utilize alternative energy sources (solar, wind, hydro, etc.) as much as possible

c. Utilize reclaimed water for cooling, if available, promoting its use to regulate cooling output in real-time on workload demands

d. Incorporate waste heat recovery systems for use on or off-site, and set measurable goals for its implementation

e. Encourage fuel storage that limits impacts on the environment from potential spills

f. Utilize LED exterior/interior lighting

vi. The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.

(2) Prior to approval of the certification of completion or occupancy, the applicant shall provide the City with written verification that the electrical work has passed a third-party final inspection.

(3) Generators

a. EPA Tier 4 emissions standards are required for generators

b. A count of generators to be installed must be provided at the time of application. Any subsequent increase in the number of generators will be subject to Section 1341.39 (V)

c. Aggregate fuel storage must be disclosed prior to Conditional Use approval

d. Test cycles will be restricted to weekday hours

L. Lighting

(1) Horizontal Surfaces

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For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria, or other similar standards.

(2) Non-Horizontal Surfaces

For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

(3) Adjacent Residential Uses

The illumination projected onto a residential use shall at no time exceed 0.1 Footcandle, measured line-of-sight and from any point on the receiving residential property.

(4) Adjacent Non-Residential Uses

The illumination projected from any property onto a non-residential use shall at no time exceed 0.5 initial Footcandle, measured line-of-sight from any point on the receiving property.

(5) Glare

Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved by using means such as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

(6) LED Lights

LED light sources shall have a correlated color temperature that does not exceed 3000K.

(7) Luminaires

Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

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(8) Lighting After Hours

Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. On/off control shall be by an astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, or the use of motion sensor control, shall be permitted.

M. Perimeter Fencing/Security

Fences shall conform to all requirements of Section 1341.17 Fences, Walls & Hedges, and all other relevant provisions of the Planning and Zoning Code.

N. Power Lines and Data Center Electric Utility Substations

(1) Data Center Electric Utility Substations must include year-round opaque landscaping or a screen wall, a minimum of 8 feet in height, to minimize visual impact.

(2) Data Center Electric Utility Substations on the same property as the Data Center they serve must be located on the side or rear of a Data Center Principal Building so they are screened from public view and must not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.

(3) Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below must be buried.

(4) The Data Center Electric Utility Substation shall be subject to the setback requirements of Section 1341.39 C(3) of this ordinance. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

O. Cooling System

(1) Data centers shall be designed to include a closed-loop water circulation system for cooling.

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(2) The applicant may propose an alternative cooling system only if it can be demonstrated to use less water and less energy than a closed-loop system, to the satisfaction of the municipal engineer.

P. Emergency Contact Information

Each Data Center operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

Q. Sensitive Receptors

Unless physically impossible, energy substations, generators, HVAC units, and other noise and odor creators shall be oriented away from abutting Sensitive Receptors. Screening as described in Section 1341.39 (R), "Buffer Yards and Screening" shall be provided. When making feasibility decisions, the City of Williamsport must consider existing laws and regulations and balance public safety with the site development's potential impacts on nearby Sensitive Receptors.

R. Buffer Yards and Screening

All Data Center operations shall provide buffer yards and screening along all property boundary lines, except for areas of ingress and egress into the site.

(1) Service Areas – Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential zoning districts. Screening may include year-round landscaping or a screen wall of an appropriate height to mitigate visual impacts as determined by a line-of-sight study submitted by the applicant.

(2) Mechanical/Electrical Equipment Screening

a. Ground-Mounted

i. Ground-mounted equipment adjacent to and serving the Data Center Principal Building shall be completely screened behind an opaque wall or fence. When the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.

ii. When in or adjacent to an industrial use or zoning district, ground-mounted equipment screening is only required from any existing or planned public road.

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iii. Ground-mounted equipment is prohibited in any required setback.

b. Roof-Top

i. All roof-top-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Data Center Principal Building. This shall be accomplished by setting the penthouse or screened area back from the façade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

ii. Roof-top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.

iii. Roof-top equipment may occupy up to a maximum of 40% of the roof area when screened per this ordinance and, when combined with the height of the Data Center building, does not exceed the maximum building height requirement.

(3) Buffering

a. Data Center sites abutting Sensitive Receptors or collector/arterial roads must include an enhanced buffer yard with required plantings located on an earthen berm with a grade no steeper than 2:1. The minimum height of the berm abutting Sensitive Receptors is 2 feet, and abutting collector/arterial roads is 2 feet. The Planning Commission of the City of Williamsport may grant a waiver from any of the requirements below. The waiver request must be in written form and accompany the land development application.

i. Where the combined footprint of the principal structure or structures is less than 100,000 square feet:

a. A minimum 100-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of Sensitive Receptor.

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b. A minimum 50-foot buffer yard shall be provided along all other property lines.

ii. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

a. A minimum 150-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property which abuts or is within 500 feet of an existing residential property line or zone, or Sensitive Receptor

b. A minimum 50-foot buffer yard shall be provided along all other property lines.

iii. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

a. A minimum 300-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone or Sensitive Receptor.
b. A minimum 50-foot buffer yard shall be provided along all other property lines.

iv. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

v. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the City Council.

vi. The required number of plant units shall be calculated in accordance with other municipal screening requirements.

vii. Buffer yards along roadways shall be measured from the street right-of-way line.

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viii. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

ix. Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.

x. The buffer yard shall include a dense landscape buffer consisting of the following:

a. One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall be a minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used within buffers at a ratio of 3:1. No more than 25% of the total required large evergreen species can be substituted with narrow/upright species.

b. One (1) canopy (shade) tree per 75 linear feet of buffer. The size of canopy (shade) trees shall be a minimum of 2 ½ inch caliper at the time of planting.

c. One (1) ornamental/flowering tree per 50 linear feet of buffer. The size of ornamental/flowering trees shall be a minimum of eight (8) feet in height for multi-stemmed varieties, or 2 ½ inch caliper at the time of planting for single-stemmed varieties.

d. Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be fully branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% evergreen.

xi. The landscape buffer shall be located along the outer edge of the buffer yard.

xii. Plant material within buffer plantings shall meet the following requirements:

a. Be resistant to diesel exhaust.

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b. Not identified on the most current Pennsylvania Department of Conservation and Natural Resources (DCNR) invasive species or watch lists.

c. Be hardy within United States Department of Agriculture (USDA) hardiness Zones 6 and 7.

d. Shall be planted on the top and the exterior of any berm in order to provide effective screening.

e. Shall be arranged in groupings to allow for ease of maintenance and to provide a natural appearance.

f. Shall provide a diversity in plant species, such that no one species accounts for more than 25% of each plant type.

g. Shall be species native to North America

h. The plantings shall be arranged to provide a complete visual screen of the property at least 12 feet in height, measured in addition to the height of any required berm, within three (3) years.

xiii. The buffer yard may be located within the required building setback lines. No impervious surface is permitted within the buffer yard aside from access drives, sidewalks, and associated improvements.

S. Environmental and Community Impact Analysis

Prior to the commencement date of the Conditional Use hearing, the applicant shall provide an environmental and community impact analysis. The environmental and community impact analysis shall include:

(1) A narrative description prepared by a professional engineer, ecologist, environmental planner or other qualified individual, of the proposed nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies, and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials, and the relationship to other projects or proposals. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships.

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(2) A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of the Commonwealth, and cultural and historic resources on the property and within 500 feet of the boundaries of the property, and the potential for public nuisance to residents resulting from operations.

(3) Evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.

(4) An evaluation of the potential impacts of the proposed use, both positive and negative, upon:

a. Emergency services and fire protection,

b. Water supply,

c. Sewage disposal,

d. Solid waste disposal,

e. School facilities and school district revenue and expenses,

f. Municipal revenues and expenses,

g. Stormwater,

h. Traffic impacts during construction and post completion of construction,

i. Property values,

j. Electricity rates,

k. Aquatic resources, and

l. Wetlands.

(5) Any environmental impacts that are likely to be generated (e.g.., odor, noise, smoke, dust, litter, glare, heat islands, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances.

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(6) The applicant shall identify all stationary and mobile sources of particulate matter (PM2.5), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air polluting emissions at the site.

(7) Applicant shall identify the source of any water to be consumed by the facility, the daily water consumption (both potential peak use and anticipated regular use), water system upgrades that would be needed to meet facility requirements, the rate of wastewater discharge, whether the water discharge will need to be treated, and whether any wastewater system upgrades would be needed to meet facility requirements.

i. If public water and/or sewer infrastructure will be used, the Williamsport Municipal Water Authority (WMWA) and/or Williamsport Sanitary Authority (WSA) must be consulted prior to application. Applicant must include with application written documentation from WMWA and/or WSA how the Data Center will impact water or sanitary sewer service to the surrounding community and whether the capacity exists to accommodate the Data Center.

ii. Private wells or direct withdrawals from surface watercourses may only be used as a primary cooling water source if WMWA has documented that the capacity to meet the need of the data center does not exist in the public water supply system. If private wells or surface waters will be used, applicant must provide a water feasibility study prepared by a licensed professional including a determination of long term safe yields and a demonstration of no adverse impact to nearby wells, waterways, or groundwater. The study will also include a full description of how water will be recycled, treated, or released into surrounding water bodies.

iii. The applicant shall submit a written drought-response plan demonstrating compliance with state, water-supplier, and local drought-declaration requirements. Plan shall include curtailment triggers, interruptible-supply provisions, and reporting protocols.

iv. Untreated wastewater shall not be discharged to stormwater systems or surface waters. Pretreatment by dilution is expressly prohibited.

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(8) Consistency with any comprehensive plan currently adopted by City of Williamsport and by Lycoming County. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan, the analysis report shall identify mitigation measures that may be undertaken to offset any degradation, diminution, or depletion of public natural resources.

(9) Critical impact areas. In addition to the above, plans shall include any area, condition, or feature that is environmentally sensitive or that, if disturbed during construction, would have an adverse impact on the environment.

a. Critical impact areas include, but are not limited to, floodplains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acidic or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, and mature stands of native vegetation and aquifer recharge and discharge areas.

b. A statement of impact upon critical areas and of adverse impacts that cannot be avoided is required to be submitted with the analysis, along with proposed environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction.

(10) If modular, factory-built construction is proposed, details of its construction shall be provided to the City of Williamsport for review/approval.

(11) Applicant is required to copy the City on all permits obtained including federal and state issued permits including but not limited to NPDES, Air Quality, and Above Ground Storage Tanks.

(12) A summary of financial impacts to the City of Williamsport, Williamsport Area School District, and Lycoming County, including estimates of anticipated local tax revenue to include but not limited to real estate taxes, business privilege taxes, local services taxes, and earned income taxes.

T. Building Colors/Materials

External building materials and colors shall reflect the character of the surrounding environment and structures.

U. Emergency Responders

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The applicant shall coordinate with the City of Williamsport emergency management coordinator to verify that adequate emergency responder radio coverage is provided throughout the building, taking into account the existing coverage levels of the City of Williamsport Public Safety Radio Communications System at the exterior of the building.

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

a. Be reviewed by the Williamsport Bureau of Fire, the Williamsport Bureau of Police, and the Lycoming County Emergency Management Agency as part of the land development process;

b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;

c. Include an evaluation of the adequacy of the local fire department equipment;

d. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;

e. Ensure that all first responders are offered biennial training specific to the installed systems at operator's expense;

f. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.

g. NFPA 855 compliance for battery storage systems is required.

(2) Each Data Center operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

V. Expansion

Any physical expansion or equipment increase requires a permit modification. Applicant shall submit a new Conditional Use application for review and approval.

W. Decommissioning

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Data Centers are recognized as a distinct use that warrants special consideration due to their limited operational lifespans and the potential for residual materials or infrastructure that may require specialized removal or remediation at the end of use. Given the rapid evolution of data storage and processing technologies, applicants shall submit a decommissioning plan for removal of obsolete equipment and site restoration at the end of the facility's operational life. Such plan shall address dismantling and removal of all equipment and appurtenances related thereto, including but not limited to all site utilities, special cabling and electrical components, electronic equipment, special cooling equipment, special power generation, batteries and other associated facilities from the property to a condition where the building and property may be reused for another purpose. These provisions are intended to ensure compatibility with surrounding land uses, maintain long-term land use flexibility, and promote the orderly reuse or redevelopment of the property. When the operation of the Data Center ceases, the recycling or responsible disposal of decommissioned hardware and materials shall be prioritized to reduce environmental impact. The operator shall partner with certified E-waste recycling facilities to ensure the proper handling and recycling of electronic components.

X. Bond

Prior to issuance of a certificate of occupancy for a Data Center, the owner shall provide financial security, in the form and amount of a bond, irrevocable letter of credit, or other financial security acceptable to the City of Williamsport, to secure the expense of decommissioning, dismantling, removing, and disposal of the Data Center specific components and equipment, in the amount of 110% of the estimated decommissioning cost minus the salvageable value of the Data Center. The City of Williamsport reserves the right to review once every five (5) years an engineer's new estimate of probable cost of decommissioning, which shall be submitted for approval in the same manner as the initial submission. The bond, letter of credit, or other financial security acceptable to the City of Williamsport shall be increased or decreased, as appropriate, upon a finding by the City Council that the new estimate appropriately addresses the probable cost of decommissioning. The owner of the Data Center shall pay for all fees associated with the review and approval of each such decommissioning cost estimate by the City of Williamsport's chosen Engineer.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed. All remaining provisions of the City of Williamsport Planning & Zoning Code, as amended, not specifically amended hereby, shall remain in full force and effect except as amended hereby.

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Section 5. The provisions of this ordinance are severable, and if any clause, sentence, section, or part shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of the ordinance.

Section 6. This Ordinance shall become effective twenty (20) days after final enactment.

ENACTED AND ORDAINED, into law by the City of Williamsport, Lycoming County, Pennsylvania, this _____ day of _____, 2026.

ATTEST:

_____
Janice Frank

City Clerk

CITY OF WILLIAMSPORT

_____
Eric Beiter

Council President

APPROVED, this _____ day of _____, 2026.

_____
Derek Slaughter

Mayor

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