

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
PUBLIC HEARING ON DATA CENTER OVERLAY DISTRICT TEXT AND MAP
AMENDMENTS TO ZONING ORDINANCE OF 2009, AS AMENDED
APRIL 21, 2026**

The Public Hearing of the Cumru Township Board of Commissioners was called to order at 7:00 p.m. by Vice-President Tonya L. Campbell. Other Commissioners in attendance were Mark Ferrero, Greg Miller, and Lisha L. Rowe . Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Fire Chief James Beane, Superintendent of Public Works Michael Yost, Jr., Asst. Supervisor of Public Works Ben McGuire, Business/Personnel Administrator Kristin Yoder, Interim Manager/Secretary Peter S. Marshall, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer, Joseph P. Rogosky of Great Valley Consultants and Court Reporter Rhonda Adams. President Andy Donnell was excused with prior notification.

NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes (resolution no. 301). The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Commissioners. While public comments will be given due consideration, immediate responses will be made at the discretion of the Commissioners.

Pledge to the Flag.

**HEARING ON PROPOSED DATA CENTER OVERLAY DISTRICT TEXT AND MAP
AMENDMENTS TO ZONING ORDINANCE OF 2009, AS AMENDED**

Ms. Campbell turned the Public Hearing over to Atty. Frankowski, who explained the procedure for the Public Hearing. She stated that this was the time and place for the Public Hearing for the Data Center Overlay text and map amendment as advertised. This amendment was proposed by the Board.

The following documents were entered into exhibit:

- Exhibit 1 – A copy of the Proposed Amendment to the Zoning Ordinance of 2009 as amended
- Exhibit 2 – The Proof of Publication in the Reading Eagle on April 5 and 12, 2026.
- Exhibit 3 – Affidavit of Transmission to BCPC and Cumru Planning Commission
- Exhibit 4 – Affidavit of Posting of the Notice
- Exhibit 5 – Affidavit of Mailing of the Notice to all affected property owners
- Exhibit 6 – Review Letter from BCPC, dated 4/09/26
- Exhibit 7 – Letter of Support from the City of Reading Planning Commission, dated 4/13/26

Atty. Frankowski explained that the proposed amendment adds a Data Center Overlay District to the Zoning Map and proposes specific regulations for the Overlay District. The text

amendment went through many revisions and many people were involved. Some of the people involved were Atty. Frankowski, David Robinson, Steve Hoffman, Cumru Township Planning Commission members, Berks County Planning Commission members and members of the Cumru Township Board of Commissioners.

The amendment was offered for public review as required by law.

The purpose of the amendment is not to encourage Data Centers to be developed in the Township but to regulate them if they are proposed in the Township. This allows the Board to have some control of the development and implement many safe guards. Since no use can be excluded, it is best to regulate the use and provide oversight for the development.

Atty. Frankowski opened the hearing for the Board to make public comments on the record.

Mr. Miller once again explained that this is not a plan for a Data Center, just a way to regulate Data Centers.

No other Board members or Township employees had any additional comments.

Atty. Frankowski opened the hearing for comments from the public.

PUBLIC

Attendance: Nada Liepins, Ron Schmehl, Donna Schmehl, Robert Reber, John Gilroy, Barb Dietrich, Todd Dietrich, Rosie Blair, Alex Dorvigor, Roxanne Peters, Bob Matt, Chris Moyer, Bev Leonti, Greg Leonti, Glenn Emery, Joe Roland, Kathy Roland, Perry Haas, and Sue Haas.

A.) Rosemary Blair, a resident of Gregg Ave., asked about the location. Mr. Miller explained that the overlay includes the area located by the landfill and old Titus Station. She was told that the Township has not received any plans for a Data Center. Mr. Miller also explained that the zoning amendment regulated where and how a Data Center could be developed.

There was no further public comment.

Atty. Frankowski explained that the Board could take action on the proposed amendment during the regular meeting as stated on the agenda.

ADJOURNMENT

THE PUBLIC HEARING WAS ADJOURNED AT 7:09 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Assistant Secretary