

ROSS TOWNSHIP SUPERVISORS MEETING

May 4, 2026

The Ross Township Supervisors Meeting was called to order on May 4, 2026, at 6 pm. The meeting was held at the Township Municipal Building.

In attendance were Chairman David Shay, Vice Chairman Gregory Gill and Supervisor Randy Detrick. Attorney Ricky Santee was also in attendance.

"PUBLIC HEARING ON ORDINANCE 2026-1: DATA CENTERS"

Attorney Ricky Santee stated that the first Public Hearing tonight is on "An Ordinance of the Township of Ross, Monroe County, Pennsylvania, Amending Ross Township Zoning Ordinances, as Amended, with Respect to Data Storage Centers and Repealing All Ordinances and Parts of Ordinances Inconsistent Herewith."

Attorney Santee continued; if adopted tonight, it would be Ordinance 2026-1. The Ordinance adds several definitions to the Ross Township zoning ordinance for Data Centers accessory uses pertinent to current modern facilities and Data Center equipment. It would permit a Data Center Storage Center and Data Center accessory usage in the general commercial district by provisional use.

Attorney Santee shared that additional requirements in the ordinance include lot size requirements, setbacks, parking, principal structures, requirements added as to the distance between accessory equipment and the data center, screen requirements for the fencing as well as landscaping, requirements with regard to loading and unloading with parking, and requirements for energy efficient design. Also included are requirements to provide studies and evidence of adequate water and sewage disposal service to service the site. An environmental impact assessment is required on the application. This will include not only the impact on the surrounding environment but also the storm water management plan and the potential for public nuisance such as noise, glare, light, and other issues. The application also must have additional information including alternative analysis for alternatives to impact, what adverse impacts there would be and how they would minimize and mitigate those impacts. There are critical impact areas such as but not limited to, floodplains, riparian buffers, streams wetlands, or slopes greater than 15%. A statement of impact must be completed upon critical areas and the adverse impacts that cannot be avoided. The applicant shall also provide an interconnection agreement with the applicable electric service provider; the site plan shall incorporate a fire protection plan. There must be permission to apply for the conditional use between the applicant and the property owner. The ordinance also provides for extensive requirements for noise control with decibel maximums and a requirement for a sound study. And the last part is for a maximum removal of woodlands existing on the lot of up to 80%. There are standards applicable to the generators and on-site power supplies – making it clear that any on-site power generation facility is to be considered a separate primary use instead of accessory use. For parking, there's a minimum of one space per employee.

Attorney Santee stated that the effective date, if the Board enacts the Ordinance today, would be immediately. Both the Monroe County Planning Commission has reviewed this Ordinance as well as the Ross Township Planning Commission. Those comments were received by the Board, and the Ordinance was adjusted accordingly. The Ordinance sits here tonight for the Boards review.

Attorney Santee opened the floor to the public to comment on the Data Centers Ordinance.

Vincent Delhry approached the Board of Supervisors and stated he was a Ross Township resident. He shared that he was a mechanical engineer by trade & has been in the power industry from 1975 until his retirement four years ago. Vincent stated that we're talking about an exceedingly high level of water that must be used. Vincent shared that in 2024, we were in a drought. Two of his neighbor's wells went dry & they were well over 300 feet deep. He feels that one of the things we must look at is where are they going to get the water, how are they going to return the water. Since it's going to be warm, how are they going to cool the water. Are they going to be putting cooling towers in, which you'll find at many small power plants. It says 57 decibels, but Vincent stated that if you put in one of those cooling towers, it's going to be much higher than 57 decibels. Working in the power industry Vincent shared that he had to wear double hearing protection working around the cooling tower. His concerns are where the water is coming from, where the water is going back to, and how it's going to impact basically a rural, agricultural area.

Carolyn Lange, a resident, approached the Board and stated that since we just got the Ordinance and didn't have time to read it, she would like more time to review it. She inquired whether there would be more time for public comment before it passes tonight.

Attorney Ricky Santee explained that the ordinance was available for resident review. This was moved at last month's meeting for advertisement, and a copy of the ordinance was here for inspection at the office for the last several weeks. This is the Public Hearing and the time to comment on the ordinance.

Carolyn Lange stated that her public comment is to request more time to review the ordinance.

Vincent Delhry stated that's there's no known applicant that has applied for a data center.

Attorney Santee verified that's correct. He stated that the reason for the Ordinance is to have something in place beforehand. This is a model that other west end townships are using.

Chairman Dave Shay added that one of the greater concerns that the Board had was that we wanted to be very proactive with this and the Solar Farm. For the Data Centers, it's a use that must be allowed someplace in our municipality. We decided it would only be allowed in a commercial zone. If you look at a zoning map where the commercial zone is, it would be challenging to say the least.

Carolyn Lange asked if this was also in with CJERP.

Chairman Dave Shay responded that CJERP, the Monroe County Planning Commission, and Ross Township Planning Commission all reviewed this and gave their comments. Their comments were incorporated and put into the Ordinance as well.

Vice Chairman Gregory Gill stated that each of the townships are similar. Vice Chairman Gill mentioned that he believes that CJERP is voting on there's on the 11th.

Attorney Santee stated that CJERP may eventually do some sharing among townships. But right now, the township needs something in place to address this and have this use accounted for.

Vice Chairman Gregory Gill verified that this is protecting residents.

Chairman Dave Shay stated that the biggest concern is if we opted at this point just to say well you know and someone came in and there were 100 acres in a rural residential zone that they offered the landowner ten million dollars for, there's not a lot we could do.

Carolyn Lange stated that this ordinance gives you more control.

Chairman Dave Shay agreed and reiterated that we're just being proactive.

Supervisor Randy Detrick stated that when it comes to the water size, everything is conditionally approved anyway. They talk about 4,000 gallons of water usage per day that they need to study. Then it kicks up to a 10,000/20,000 usage study. So even that will be controlled and will be looked at on a case-by-case basis based on those studies.

Chairman Dave Shay shared that the noise issue is also addressed in the ordinance. If you don't meet the requirement, then you don't meet the requirement.

Attorney Santee stated that this is why the conditional use process is important. Any conditional use applicant would have a hearing before the Board of Supervisors after the Planning Commission holds a hearing there too to review comments. The public would have two opportunities to comment, and it is conditional. This is not a use by right or even a special exception where if you check every box, it's approved. Conditional use allows the Board to add additional conditions if it chooses, in the interest of the public welfare and safety of the residents too. This is more giving the Board the tool for this specific use.

Robert Wagner, a resident, added that we're adding a line item into an existing hope that you have now because of the data center stuff falling on the 21st century.

Vice Chairman Gregory Gill stated that we feel better if we have something in place now.

Attorney Santee stated if someone walked in tomorrow or had walked in a few days ago, as long as this ordinance has been advertised, it would apply. Until this was advertised, someone would have been treated as a generic special exception with very limited control because it wasn't specified anywhere. This is a much more intense regulatory requirement.

Attorney Santee asked if there was anyone else that wished to speak on the Data Center Ordinance. Attorney Santee continued that since there were no further public comments, the Board can act now or choose to wait until Old Business.

Motion to adopt Ordinance 2026-1 relating to Data Storage Centers was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

Attorney Ricky Santee stated that this concludes the first part of our Public Hearing on the Data Storage Centers Ordinance.

"PUBLIC HEARING ON ORDINANCE 2026-2: PRINCIPAL SOLAR ENERGY SYSTEMS"

Attorney Ricky Santee stated that at this time, we'll start the Public Hearing on our second Ordinance up for adoption. "An Ordinance of the Township of Ross, Monroe County, Pennsylvania, Amending Ross Township Zoning Ordinances, as Amended, with Respect to Solar Commercial Facilities and Repealing All Ordinances and Parts of Ordinances Inconsistent Herewith."

Attorney Santee continued that this Ordinance, if adopted, would be Ordinance 2026-2 to amend the Ross Township Zoning Ordinance to include definitions and regulations for Solar Commercial Facilities and Solar Commercial Facilities Accessory uses. The Ordinance provides definitions for Solar Array, Solar Cell, Solar Module, Solar Commercial Facility, Decommissioning Plan, Solar Access, Solar Easement, Solar Energy, Solar Glare, and Solar Related Equipment. Solar Commercial Facilities and Solar Related Equipment would be permitted in the General Commercial district as conditional uses.

Attorney Santee stated the Ordinance also adds additional requirements for Solar Commercial Facilities. The purpose of which is to address the installation of solar commercial generation in the Township and strike a balance between promoting renewable energy and avoiding areas designated for other uses critical to community and economic development and reducing traffic impacts. Any Solar Commercial Facility must meet the requirements of the Subdivision and Land Development Ordinance. All applications for commercial use for Solar Commercial Facilities must have a site plan, fire protection plan, utility notification, permission to apply from the property owner, evidence of necessary state and federal permits for the construction, installation, operation, and decommissioning of a Solar Commercial Facility, any agency documents from any regulatory agencies which would apply, and a decommissioning plan which would be approved by Board of Supervisors. Any Solar Commercial Facility must have proper fencing as well as a Knox-type box for access by the fire department. Landscaping and buffer requirements must be provided. There are requirements for ground cover in respect to the space in between the solar arrays as well as the necessity for grass to be planted and maintained below the solar modules. The Ordinance provides for access and parking requirements to access roads and parking areas. The requirements within the existing regulations in the zoning ordinance signage must be in accordance with the Solar Commercial Facility's specifications and all utility lines are to be underground. The Solar Commercial Facility also has standards with respect to bulk and coverage of the solar arrays; and related to setbacks from the front/side property lines, as well as between each other and in areas for the Solar Commercial Farm. The cumulative surface area of solar arrays is calculated as part of the overall lot coverage, regardless of the mounted angle. The applicant must provide information about solar glare, and the design of any Solar Commercial Facility must conform to applicable industry standards. It provides that no more than 50% of existing woodlands can be removed and that solar arrays are not permitted to be located in sensitive natural areas such as wetlands, watercourse buffers, steep slopes, floodplains, and regulated drainage corridors.

Attorney Santee stated that this Ordinance, if enacted today, would amend the Ross Township Zoning Laws to include this use as a conditional use in the general commercial district with the requirements outlined in the Ordinance.

Attorney Santee asked whether there were any comments from the public on the Solar Commercial Facilities Ordinance. Attorney Santee continued that since there were no public comments, the Board can add any comments or questions.

Motion to accept Ordinance 2026-2 with respect to Solar Commercial Facilities was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

Attorney Ricky Santee stated that this concludes the second part of our Public Hearing on the Solar Commercial Facilities Ordinance.

OPEN TO PUBLIC:

Carolyn Lange, a resident, approached the Board to ask whether the township ever looks at park benches at least partially made of recyclable materials.

Road Foreman, Ethan Brewer stated that he believes Sharon's bench is constructed of recyclable materials.

Chairman David Shay agreed with Ethan and added that any newer ones would also be made from recyclable materials as well. The township would be looking at doing the same kind of bench for Doris Price.

MINUTES REVIEW:

A motion to approve the minutes of April 6, 2026, was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

TREASURER REPORT:

A motion to accept the Treasurer's Report was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

PLANS:

1. *Bluestar Construction – Minor Subdivision – 1652 Bonser Rd. – 7/20/26 Deadline*
Chairman David Shay stated that this is a minor subdivision on Bonser Rd. We have correspondence from the Ross Township Planning Commission giving approval and recommending that the Board of Supervisors approve this based on the Engineer's comments from his April 7, 2026, correspondence being addressed.

Engineer Jonathan Shupp added that there's just one waiver request. This plan was in front of the Supervisors last year. They created two lots – but the owner then decided that instead of being 10 acres with the house and barn, he decided to decrease it to just over an acre. They're just moving the lot line. The two lots were already created. The engineer and solicitor already reviewed this & were good. Jonathan stated he has one waiver request which was the same waiver on the last plan. It's for SALDO Section 703.E.5 showing all existing and proposed above ground and below ground utilities and stormwater culverts.

Motion to grant the waiver for SALDO Section 703.E.5 was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

Motion to approve the plan based on the comments by the Planning Commission was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

2. *Trumbauer Lot Joinder – 3 Ladyslipper Ct.*

Engineer Jonathan Shupp stated that this is just a simple lot joinder of 3 lots. Jonathan continued that the engineer and solicitor had reviewed it & he made the corrections. There are no waivers on this -he's just looking for approval.

Chairman David Shay stated that we have a review from the Ross Township Planning Commission. They have recommended approval of the proposed plan under the following conditions: that the items from the engineer's correspondence of April 21, 2026, were addressed.

Motion to approve the plan was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

OLD BUSINESS:

1. Proposed Zoning and SALDO changes

Chairman David Shay stated that this was already covered in the Public Hearing.

NEW BUSINESS:

Any updates/comments from the Supervisors

EVENTS:

1. The Township Building is closed Tuesday, May 19 for Election Day.
2. The Township Building is closed Monday, May 25 for Memorial Day.

ROAD FOREMAN REPORT:

Chairman David Shay shared that we're expecting some bids to come in. This will be reviewed at our Special Meeting at noon on Monday, May 18.

Road Foreman, Ethan Brewer stated that \$8,898 was the highest bid received on Municibid.

Chairman David Shay replied that they'll just redo this at some point.

Road Foreman, Ethan Brewer shared that one of Doris Price's family members reached out to him about putting a bench in the park in her memory – like Sharon's. If that's fine, he will work on getting prices & then they can discuss that.

Chairman David Shay replied that sounds great. He then inquired about how the staff is working out and if Pat is done.

Road Foreman, Ethan Brewer responded everything was good. Pat told Ethan that he should reach out if he needs him and they can work something out.

CORRESPONDENCE:

These were emails throughout the month that were sent to the Supervisors and there is a folder with a copy of all of them in it.

RECEIPTS & EXPENDITURES:

Motion to pay the bills was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:23 PM. The motion to adjourn was made by Supervisor Randy Detrick, seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

Respectfully Submitted,

Karen Orlando
Recording Secretary