

Resolution NO. 2026-3

COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA

Temporary Stay - Data Centers

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, IMPOSING A TEMPORARY ONE HUNDRED EIGHTY (180) DAYS STAY ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF LAND USE APPLICATIONS FOR DATA CENTER USES, IN ORDER TO PERMIT THE STUDY AND PREPARATION OF ZONING ORDINANCE AMENDMENTS REGULATING SUCH USES, PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

WHEREAS, the Township is authorized under the Pennsylvania Municipalities Planning Code (“MPC”), 53 P.S. §10101 et seq., to regulate land use within its jurisdiction to protect the public health, safety, and general welfare; and

WHEREAS, the Board of Supervisors of Coolspring Township recognizes that data center development represents a rapidly emerging land use with potentially significant impacts on infrastructure capacity, including electrical demand, water usage, emergency services, transportation systems, noise, and environmental resources; and

WHEREAS, the Township has determined that its existing Zoning Ordinance does not adequately regulate the unique operational, siting, and infrastructure impacts associated with data center uses; and

WHEREAS, the Township desires to ensure that any future data center development is appropriately regulated through comprehensive zoning standards developed in a deliberate and informed manner; and

WHEREAS, the Board of Supervisors finds that a temporary stay is a reasonable and necessary exercise of its police powers to maintain orderly development and prevent potentially incompatible land uses while regulatory amendments are being prepared; and

WHEREAS, the Township is actively engaged in the review and drafting of zoning ordinance amendments addressing data center uses, including infrastructure impacts, land use compatibility, and operational standards, and requires a temporary pause on applications to ensure orderly planning and adoption of such regulations;

WHEREAS, this Resolution is intended to be temporary in nature and does not constitute a permanent prohibition on data center development.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolspring Township, Mercer County, Pennsylvania, as follows:

SECTION 1. ESTABLISHMENT OF TEMPORARY STAY

A temporary stay is hereby established on the acceptance, processing, review, and approval of any and all applications for zoning permits, conditional use approvals, special exceptions, subdivision and land development approvals, or any other land use approvals for data center uses within Coolspring Township.

SECTION 2. DEFINITION OF DATA CENTER

For purposes of this Resolution, a "Data Center" shall mean any building, structure, or facility, or portion thereof, primarily used for the housing, storage, management, processing, or distribution of digital data, including associated systems such as servers, telecommunications equipment, cooling systems, and backup or emergency power generation facilities.

SECTION 3. DURATION

This stay shall remain in effect for a period of one hundred eighty (180) days from the date of this Resolution, unless extended or terminated earlier by duly enacted Resolution of the Board of Supervisors.

SECTION 4. PURPOSE AND INTENT

The purpose of this Resolution is to:

- A. Allow the Township sufficient time to study the impacts of data center development;
- B. Evaluate the adequacy of existing zoning regulations;
- C. Prepare and consider zoning ordinance amendments regulating data center siting, design, infrastructure impacts, and operational standards; and
- D. Ensure that future development occurs in a manner consistent with the Township's Comprehensive Plan and the public health, safety, and welfare.

SECTION 5. APPLICABILITY AND EXCEPTIONS

A. This Resolution shall apply to all new applications for data center uses submitted after the effective date of this Resolution.

B. This Resolution shall not apply to:

Data center uses lawfully existing and operating at the time of enactment; or

Minor expansions or modifications of existing lawful data center facilities, provided such expansion does not materially increase the intensity of use, as determined by the Township.

C. During the term of this temporary stay, the Township shall not accept for review or approve any application for data center use, and any such application shall be held in abeyance until expiration of the temporary stay.

SECTION 6. ENFORCEMENT

Any application submitted in violation of this Resolution shall be deemed incomplete and shall not be processed, reviewed, or approved during the term of the temporary stay.

SECTION 7. SEVERABILITY

If any section, subsection, clause, or provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

SECTION 8. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

ENACTED AND ADOPTED this 4th day of May, 2026, by the Board of Supervisors of Coolspring Township, Mercer County, Pennsylvania.

Coolspring Township Board of Supervisors:



Chairman Kenneth Struthers



Vice-Chairman Corwin Masson



Supervisor Drew Shaffer

ATTEST:



Secretary Terri Ligo

