

PENN TOWNSHIP
NOTICE OF PUBLIC HEARING

Notice is hereby given that at its regular meeting to be held on Tuesday, October 13, 2026, at 6:00 p.m., at the Penn Township Municipal Building, 157 East Airport Road Butler, PA 16002, the Board of Supervisors of Penn Township, Butler County, Pennsylvania, will conduct a public hearing on and thereafter consider the adoption of, and if appropriate enact, proposed Township Ordinance No. 183 entitled:

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF PENN, BUTLER COUNTY, PENNSYLVANIA, AMENDING
TOWNSHIP ORDINANCE NO. 166 KNOWN AS THE "PENN TOWNSHIP
ZONING ORDINANCE" TO ESTABLISH REGULATIONS,
SPECIFICATIONS, AND RESTRICTIONS FOR THE DATA CENTER USE
AND ACCESSORY USES/STRUCTURES ASSOCIATED WITH THE
DATA CENTER USE IN THE TOWNSHIP.

This proposed Ordinance regulates the use of Data Centers and accessory structures within the Township as follows: Section 1 amends Appendix A of the Zoning Ordinance by adding new definitions regarding the Data Center use and associated terms. Section 2 amends the Township Use Table in Section 2.07 of the Zoning Ordinance to establish Data Centers as a conditional use in the Limited Industrial (I-L) Zoning District. Section 3 amends Chapter 8 of the Zoning Ordinance to include Data Center as a conditional use in the Limited Industrial Zoning District. Section 4 sets forth parking space requirements for the Data Centers and accessory structures. Section 5 sets forth the specific criteria for the Data Center use and includes application requirements, building placement and orientation standards, lot dimensional criteria, mandatory height, buffer yard, and setback requirements, noise and vibration requirements, power, water, fire, and safety criteria, and environmental requirements. Section 6 establishes the severability of the Ordinance. Section 7 addresses conflicts with existing Township ordinance provisions and Section 8 establishes that the Ordinance shall take effect upon adoption.

A complete, true and correct copy of the proposed ordinance is on file and may be examined or copied by the public at the Penn Township Municipal Building, address referenced above, Monday through Thursday, 8 am to 4 pm. A copy of the proposed ordinance is also available for inspection at the newspaper publishing this legal notice and at the Butler County Law Library, 124 W. Diamond Street, Butler, PA.

Ad to appear [September 28, 2026] and [October 5, 2026].