NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT ORDINANCE
OAKLAND TOWNSHIP

Notice is hereby given that the Board of Supervisors will conduct a public hearing during its regular monthly meeting held at 7:00 PM on November 4, 2026, at the Township office located at 565 Chicora Road, Butler, PA. The purpose of the hearing will be to introduce Ordinance No. 2026-26 for public review and comment and to consider adoption of the proposed ordinance. The Board intends to take action on the ordinance following public comment.

The 20+ page ordinance is titled "An Ordinance Establishing Specific Regulations for the Planning, Construction, Operation, Modification, and Decommissioning of Data Centers and Accessory Developments."

The purpose of the ordinance is to amend the subdivision and land development ordinance to establish reasonable regulations governing the development of Data Centers and accessory developments in the Township.

By way of summary, the ordinance sets forth requirements for: application procedures, lot size, building height, setbacks, buffer yards, and parking areas and limits new impervious surfaces coverage.

The ordinance also requires plans and studies for: building facades; landscaping, screening and fencing; lighting; electrical demand and sourcing; water consumption and sourcing; groundwater monitoring and reporting; pre- and post-construction site and adjacent properties well testing and monitoring; thermal impact mitigation: pre-and post-construction noise and vibration studies; traffic impacts and local routes; wastewater disposal; emergency response; and decommissioning and site remediation.

The ordinance requires bonding for the remediation of any adverse impacts on the groundwater supply on adjacent properties; landscaping replacement; and operation of overweight vehicles.

The ordinance also requires public meetings and hearings as part of the pre-construction (application) phase.

A copy of the full text of the proposed ordinance is available for public examination or may be obtained, without charge, at the Township office.

If you are a person with a disability and wish to attend the meeting or require an auxiliary aid, service or other accommodation to participate in the proceeding, please contact the Township office at 724-287-8067 to discuss how the Township may best accommodate your needs.

Diana M. Foehringer
Township Secretary