BERKS COUNTY
Planning Commission

County of Berks South Campus | 400 E. Wyomissing Ave., Suite D, Box 2 | Mohnton, PA 19540
Phone: 610.478.6300 | Email: planning@berkspa.gov

Glenn R. Knoblauch, Chair | Sarah Phillips, Vice-Chair | David Mattes, Secretary
Carolyn Rodino | David Mattes | Gavin Milligan | Jodi L. Gauker | Kevin Lerch | Lee C. Olsen, AIA, NCARB
Thomas C. McKeon, AICP, CEcD | Ashley Showers, Executive Director | David N. Peris, Assistant County Solicitor

5/29/2026

Windsor Township Board of Supervisors
110 Hass Road
Hamburg, PA 19526

Subject: Proposed Zoning Ordinance Text Amendment
Project ID #: 73 20260514 101
Text Section(s): Section 201.7; 407.4(E); 521

Dear Windsor Township Board of Supervisors:

In accordance with the provisions of the Pennsylvania Municipalities Planning Code, the Berks County Planning Commission has reviewed the proposal to amend the Windsor Township Zoning Ordinance of 2009, as amended, by adding, modifying or revising Article 11- Definitions, Article IV-District Regulations and Article V - Compliance and Performance Standards to provide for Data Centers. The following comments are offered for consideration:

A. General Comments:

1. Staff recommends that the municipality review the Berks County Planning Commission's Data Center Advice Document https://www.berkspa.gov/getmedia/f502bf8f-06f6-42a3-ba66-4a932b213ad5/Planning-Advice-Data-Center.pdf) prior to the adoption of this amendment, so that recommendations can be incorporated.
2. Staff recommends the Township consider breaking out and defining some of the specific terms that are included in the general definition of Data Center.
3. Staff recommends the Township consider including regulation regarding uninterrupted power storage devices such as Battery Energy Storage Systems. Data centers generally have these systems present in the event that a power loss occurs.
4. Staff notes that transportation-related requirements for data centers should be consistent with other similarly sized non-residential buildings. The requirements addressing heavy traffic and large volumes of employees or visitors could be out of place due to the fact that data centers generally produce minimal traffic after construction. If bus shelters or similar transit facilities are not required for other non-residential uses within the existing ordinance, the Township should reconsider applying the proposed requirement specifically to data centers. However, f the transit facilities are required, the Township could consider tying the requirement to the projected number of employees rather than the building's total floor area. The Township should consider a numerical size requirement for the inclusion of a bus shelter.
5. Staff notes that there is a duplicate number eleven (11) in Section 521(D).

6. Section 521(D)16e mentions a "municipal improvements agreement". The specifics of this agreement should be spelled out in the zoning ordinance.
7. Staff recommends that consideration be given to including a decommissioning plan for Data Center Developments
8. Staff recommends that the Township identify the different types of data centers that are allowed and make sure that specific regulations for each are included in the proposed amendment.
9. Staff recommends that text be added to state that a "will-serve letter" by the appropriate public *and/or private* utility provider be required.
10. Staff recommends consideration be given to including regulations regarding on site electric substations for the use of providing power to a proposed data center.
11. Staff recommends the Township encourage the addition of solar arrays to the roofs of data centers for on site power consumption.
12. The Berks County Planning Commission has relocated to the County of Berks South Campus as of April 2025. Our new address is: 400 E Wyomissing Ave, Suite D, Box 2 Mohnton, PA 19540. Our general email address and phone number remain the same.
13. The Berks County Planning Commission requests that all municipalities submit proposed and adopted ordinance amendments with tracked changes. Tracked changes are a way of organizing and writing text that shows changes that have been made to the text. For more information, including text examples, please visit the Berks County Planning Commission website at (https://www.berkspa.gov/getmedia/fc7fa1a6-dd0c-4177-94be-de738ef33d81/Zoning-Ordinance-Tracked-Changes-Definition_FINAL.pdf). The Planning Commission thanks you in advance for your support of this new standardized practice.

Please Note: *Any resources shared here within, other than official County of Berks documents, are for informational purposes only. The inclusion of these resources with this review letter do not represent an official endorsement of their contents or views by the County of Berks.*

Thank you for the opportunity to comment. If you have any questions regarding this review, please do not hesitate to contact me at 610-478-6300 ext. 6318Insert Your Extension #. Please note that Section 608 & 609(g) of the Pennsylvania Municipalities Planning Code requires that a copy of a full ordinance enactment, or an amendment enactment be forwarded to our office within thirty days of enactment.

Sincerely,

Jamie L. Passon

Jamie L. Passon
Planner II
Berks County Planning Commission

Cc: Windsor Township Planning Commission
Windsor Township Solicitor (cmuvdi@masanobradley.com; jholguin@masanobradley.com)
Windsor Township Engineer
Windsor Township (administrator@windsortownshipberkscounty.com)

G:\Zoning\Reviews\Windsor Township\73 20260514 101