

# Policy/Information Briefing Summary

## Board of Supervisors



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**Date of Proposed Action:** April 8, 2026

**Regarding:** Potential Ordinance Related to Data Centers

**Prepared By:** Alison Dobbins, Township Manager

**Date Prepared/Updated:** April 6, 2026

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### BACKGROUND & ANALYSIS

There have been major data center projects proposed in two Chester County municipalities and several highly publicized projects in Pennsylvania. The Township has been following this issue closely. The Pennsylvania Municipal League published a “Pennsylvania Data Centers Edition” of their Municipal Reporter in February. In March I attended a half day “Understanding Data Centers in Southeast PA” event hosted by CCATO, Chester County Planning Commission, Montgomery County, and DVRPC.

Last week the Chester County Planning Commission released a new Data Center Ordinance Guide which was developed with the Montgomery County Planning Commission. The guide provides factual information about data centers’ land use impacts based on current knowledge/research. It also provides model ordinance language for local regulation.

It is important to acknowledge that data centers have very specific locational needs in terms of power, water, and land. **We are not aware of any plans for a data center in Kennett Township.** However, it would be prudent for Kennett Township to specifically address data center development in our zoning and land use codes to better regulate any data center applications that could be submitted. The Pennsylvania Municipalities Planning Code requires a municipality to “provide for all legitimate uses within its borders” and, therefore, a municipality cannot entirely ban data centers. Best practice would be for the Township Solicitor to work with the Township staff to draft an Ordinance specifically addressing data centers.

### FINANCIAL IMPACT

There is no financial impact to the Township as this would be covered under our monthly retainer.

### RECOMMENDED MOTION

To authorize the Solicitor to work with Township Staff to draft an Ordinance addressing data center development.