ROCHESTER TOWNSHIP COMMISSIONERS
MINUTES
WORK SESSION MEETING
SEPTEMBER 3, 2026

Call to Order: Vice Chairman Anthony called the meeting to order at 6:00pm

Pledge of Allegiance
Roll Call:

Present: Steve Anthony, Vice Chairman
Commissioners: Dale Daman, Paul Abbott
Melissa Carpenter, Township Secretary; Tricia Scura, Township Clerk

Absent: Michael Mamone Jr, Chairman; Scott Bailey

Vice Chairman Anthony read the following statement:

Yes, it is true that GAM 403 Mountain LLC purchased the Hydril Property. Currently, we have no formal application from them for a data center. They have submitted an incomplete application for a zoning hearing, but we are in the process of returning the application to them because they didn't follow the proper procedures. We recently updated the current zoning ordinance addressing principal uses that are not currently listed in the ordinance. Principle uses that fall under that exception with now require a special exception hearing in front the zoning board, this allows the Township to object or argue against any principal use that will only create a nuisance for our residents. If the Township leaves out any principal use in an effort to restrict certain uses under the law, it will become a right in any district. We must follow the ordinances and go through the proper procedures, which also include the procedures in the municipal planning code. Any **Township** resident wishing to speak must sign in and come to the front of the room and state their name and address for the record. Citizens will be limited to 3 minutes each.

Remarks of Citizens:
Emily Duchene – Some of my questions have been answered. I believe the Township needs to take a very careful look at its zoning ordinance specifically Section 306 and 472 and amendment adding the language, "all other uses for which no provision is made". That language raises an important question for residents: What exactly did the Township intend that provision to authorize? Discussion continued. (A topic letter was given to each commission and is added to the minutes).
Mr. Anthony replied just for clarification, this isn't just a data center ordinance. It's a principle use ordinance. I know we have known each other for a very long time, and I hope you believe me when I tell you this, we learned about this data center Monday. We did not know about the sale, we knew nothing about this. We started this principle use ordinance back in June. I want you to know that we did not know anything about this data center until Monday.
Secretary Carpenter stated in the zoning ordinance there is a list of classifications and what district you are allowed to have that use in. We amended the chart and we amended the

zoning to say if your business is not listed in the chart, all businesses not listed as a use have to go into C-1 or I-2.

Stephanie McCoy- I'm sorry that makes absolutely no sense to me. I live directly across from the Hydril plant and I don't understand this. Mr. Abbott replied there was nothing in the zoning ordinance about data centers, or any new businesses. We're talking about data centers, which wasn't one of the things that was listed. The way it was written they could go pretty much anywhere they could fit into. Ms. McCoy said in my defense data centers weren't even an issue 10 years ago when that was written. Mr. Abbott replied that's why we are amending it to keep that from coming into neighborhoods that we don't want it. That's why we have restricted it to C-1 or I-2. Ms. McCoy said it doesn't even matter, we shouldn't have it anywhere. Mr. Abbott said we can't, we can't legally restrict them like that. Ms. McCoy commented there are wide open spaces everywhere in this country, why are they trying to put them in neighborhoods? That will destroy us. I don't understand it, please explain it to me. Mr. Abbott stated this company haven't even talked to us, except what they submitted through the mail.

Emily Duchene- I was told that the County can put in place rules to limit how many can come into the County. And we already have Shippingport, Midland, Aliquippa, and the racetrack. So, we need to put the heat on the Commissioners to limit how many they will let into the County then.

Sharon Kessler- questioned that the area is contaminated to some point, so if they do want to apply for something, then they have to get the DEP and EPA involved. Mr. Abbott said that is all part of their permitting process.

Scott O'Hara- stated that, the data center, if that's what they want to do, being so close to residential neighborhood, is a nuisance with water pollution, noise pollution, everything that everyone has mentioned. I want to jump real quick to the zoning meetings and how they are published. Is there any way that we can sign up for a newsletter from the Township? An email address, something where we can get an email, something more direct so that we don't have to go hunt for it? Clerk Scura replied if you email me, I can put you on a list. Write your email address and phone numbers in case I cannot read it.

Kirk Golden- My understanding is that with data centers, they essentially can't say no. However, ordinances and things like that will give the community more say. Rob Matzie put a bill out to try to create certain set standards to be met in order for these data centers to come in. I don't know what's been done of the State Senates side. Have you dealt with other communities that are going through the same stuff? What strategies do they utilize to try to minimize the risk of communities with these data centers? Mr. Abbott- has actually talked to Shippingport council; I had a different meeting with them. I asked about the data center because we all know that that one is coming to Shippingport. Obviously that one is a little bit different geographically than we are. Where they are doing it, is away from everybody or most everybody. Is there going to be noise pollution? I don't know. Every one of those council members told me they came in, they did their pitch, we listened to our residents. For them, it was a 50/50, the financial gain for them in that small community and where it was being put, and the things that they were doing with doing their own power and not taking stuff away from the residents of Shippingport. It seemed to be worth it to their council. Now, that's their council. I'm not saying that's us. The Bruce Mansfield data center is not anywhere close to their residents.

Kirk Golden- For what it's worth, food and water watch is a non-profit organization that is nationwide, some of the things they talk about is that they have templets to deal with some of the ordinances that might be useful for data centers. They might be a resource that you can reach out to.
Len Rugiel- Three questions, they Hydril property, prior to this has anyone expressed interest in that property? How long has it been sitting vacant? Mr. Abbott replied every bit of 25 years at least.
Len Rugiel- Last question, the red area what is the zoning on that? Secretary Carpenter replied neighborhood commercial.

Committee Reports:
All August committee reports submitted with the exception of VFD.

Minutes:
Motion by Mr. Abbott to accept Regular Meeting Minutes of August 20, 2026, as submitted. Second by Mr. Daman. Motion carried 3-0.

Work Session Issues:
Request was received from 758 Reno St. Ext. for a convex traffic safety mirror, Mr. Daman tabled this until we can go out and look at it.

Mrs. Scura reported that we had to close a portion of the pirate ship, because the wood needs to be replaced. She is working on a DCNR Grant for updating all the playgrounds and the ballfield.

Discussion on adding a camera to the PW Building, someone filled the dumpster and left chairs for garbage. We can look into adding one camera there.

Motion on quote to replace 6 light fixtures at the Municipal Building was tabled for now.

Motion by Mr. Abbott to approve payment of the bills reviewed by the Township Board of Commissioners. Second by Mr. Daman. Motion carried 3-0.

Remarks of Officials:
Mr. Abbott reported the BVRPD budget will only increase 1%, which would be an increase of $14,000 to $16,000 which is what we saved this year.

Motion by Mr. Daman to adjourn to executive session at 6:48pm. Second by Mr. Abbott. Motion carried 3-0.

Motion by Mr. Daman to adjourn out of executive session at 7:20pm. Second by Mr. Abbott. Motion carried 3-0.

Motion by Mr. Abbott to adjourn the meeting at 7:20pm. Second by Mr. Daman. Motion carried 3-0.

Minutes prepared by Tricia Scura
Minutes submitted to BOC for review on September 10, 2026.

_____ Date: _____
Michael Mamone Jr., Chairman
Board of Commissioners

Attest:_____
Melissa A. Carpenter