

Data Centers: What's Coming, What's at Stake



County Planning Role

Assist municipalities in making informed land use decisions.

Supports responsible growth and long-term community planning.

Reviews land development plans and proposed municipal ordinances.

County Zoning Amendment Review Process

Ensures consistency with municipal and county comprehensive plans.

Evaluates impacts on growth, development, housing, and economic opportunities.

Reviews effects on infrastructure, agriculture, and natural resources.

Identifies ordinance conflicts, gaps, and implementation challenges.

Provides advisory recommendations to support informed local decision-making.

County Land Development Review Process

Reviews development plans for consistency with municipal and county plans.

Evaluates transportation, utility, and infrastructure impacts.

Assesses environmental and agricultural resource protection.

Reviews site design, connectivity, and community compatibility.

Planning Advice for Data Centers



http://bit.ly/BCPC_DataCenters

Plan before proposals arrive

Think about Location

Determine how Resources are protected for Future

Consideration of Infrastructure is Critical

How to Manage Community Impacts

Long Term Accountability

Snapshot of Berks County Activity

- 32 of 72 municipalities are in one stage of preparing zoning regulations
- 8 municipalities have adopted data center zoning ordinance regulations
- 3 municipalities have enacted curative amendments



SEE WHAT BERKS IS BUILDING!

Explore the **Subdivision & Land Development Dashboard** interactive tool to discover residential, commercial, industrial, and agricultural projects proposed throughout the county.

Stay informed about growth and development in our community!

BCPC BERKS COUNTY Planning Commission

 bit.ly/BerksIsBuilding



State Resources/Actions

- **Governor's Responsible Infrastructure Development (GRID)**
 - The Governor's Responsible Infrastructure Development (GRID) Proposal addresses four main areas: community engagement, job development, environmental performance, and energy affordability.
 - Project developers would be required to submit information to the Commonwealth Office of Transformation and Opportunity (OTO) detailing how they will comply with GRID's criteria across the four key areas
 - <https://dced.pa.gov/business-assistance/data-center-resources/grid-standards/>
- **PA Department of Community and Economic Development Data Center Tool Kit**
 - <https://dced.pa.gov/business-assistance/data-center-resources/planning-toolkit/>
- **Governor's Executive Order**
 - Governor Shapiro's executive order requires data center developers to meet strict GRID standards for energy affordability, environmental protection, workforce investment, transparency, and local approval, while removing AI data centers from Fast Track permitting and banning NDAs as conditions for permit review and state support.
- **PA Department of Environmental Protection**
 - The Department of Environmental Protection has launched a Data Center permit tracker interactive map. This map shows all DEP permit status for all reviewed data center permit application in the state.
 - The map is accessible to the public and can be found [here](#).

Thank you!

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BERKS COUNTY
Planning Commission