

ZONING HEARING BOARD OF SOUTH HANOVER TOWNSHIP
 Dauphin County, Pennsylvania
HCI DP Land Acquisition LLC Applications
BUSINESS IMPACT STATEMENT

This statement is submitted in connection with the above-referenced applications pending before the South Hanover Township Zoning Hearing Board. The undersigned business representative respectfully requests that the Board consider the potential impacts identified herein in its deliberations. This form may be submitted in writing to the Board prior to or at the hearing scheduled for August 17, 2026.

I. BUSINESS IDENTIFICATION

Business Name	
Business Type / Industry	Years in Operation
Street Address	
Municipality	County
Mailing Address (if different)	ZIP Code
Name of Authorized Representative	Title / Role
Phone Number	Email Address

II. RELATIONSHIP TO PROPOSED DATA CENTER SITE

Please indicate all that apply:

- My business is located within South Hanover Township.
- My business is located in an adjacent municipality (e.g., Derry Township, Hummelstown Borough, Conewago Township, Lower Swatara Township, Dauphin Borough).
- My business draws customers, employees, or suppliers to/from the area surrounding the former Pennsy Quarry site.
- My business relies on infrastructure (roads, utilities, water supply) that would be affected by large-scale data center development at or near this site.

- My business is located within the viewshed, floodplain, or karst geology zone proximate to the proposed development.

III. ANTICIPATED BUSINESS IMPACTS

Please check all categories in which your business anticipates a direct or indirect impact, and provide supporting detail in Section IV below.

Infrastructure and Utilities

- Increased demand on public water supply or wastewater systems serving my business
- Degradation of road conditions or increased heavy vehicle traffic affecting access to my business
- Strain on electrical grid infrastructure serving my business or operations
- Risk to groundwater quality or supply (karst aquifer vulnerability)

Economic and Commercial Impacts

- Reduced property values or commercial desirability in the surrounding area
- Displacement of or competition with existing agricultural, industrial, or commercial land uses
- Impacts to tourism, recreation, or hospitality economy of the region
- Loss of workforce housing or residential population that supports local commerce

Environmental and Operational Concerns

- Noise levels inconsistent with the operating environment of my business
- Light pollution affecting operations, customers, or adjacent land uses
- Air quality or heat island effects from cooling infrastructure
- Concerns regarding stormwater runoff into karst features, streams, or wetlands near my operations

Community and Workforce

- Impacts on the character and livability of the area that affect my ability to attract and maintain employees
- Concerns about the adequacy of emergency services or public safety capacity for the region
- Other (describe in Section IV)

IV. BUSINESS IMPACT NARRATIVE

In the space below, please describe in your own words the specific ways in which approval of the HCI data center applications would impact your business, your employees, your customers, or the surrounding community. You may attach additional pages if needed.

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V. REQUESTED ACTION

Based on the impacts identified above, the undersigned respectfully requests that the South Hanover Township Zoning Hearing Board:

- Deny the Special Exception application filed by HCI as inconsistent with applicable ordinance standards and injurious to the public interest.
- Deny the Substantive Validity Challenge and affirm the Township's authority to regulate or exclude data center development through its zoning ordinance.
- Require comprehensive independent studies of water consumption, karst hydrogeology, traffic, noise, and infrastructure capacity prior to any approval.
- Ensure meaningful public participation and adequate time for review of all technical submissions.
- Other (describe):

VI. CERTIFICATION AND SIGNATURE

I certify that the information provided in this statement is true and accurate to the best of my knowledge, and that I am authorized to submit this statement on behalf of the above-named business.

Signature	Date
Printed Name	Title

SUBMISSION INSTRUCTIONS (DO NOT SUBMIT WITH FORM)

Completed statements should be submitted no later than July 21, 2026 to allow ~4 weeks distribution to the Board and counsel prior to the August 17, 2026 hearing. Statements received after that date may still be submitted at the hearing but may not receive the same consideration.

Submit by email to: Zoning Hearing Board c/o Lynn Wuestner, Township Manager
lwuestner@southhanover.org

Or mail/deliver to: Zoning Hearing Board c/o Lynn Wuestner, Township Manager
161 Patriot Way, Hershey, PA 17033

Questions: Contact protectsouthhanoverpa@proton.me