

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265**

Public Meeting held September 25, 2025

Commissioners Present:

Stephen M. DeFrank, Chairman
Kimberly Barrow, Vice Chair
Kathryn L. Zerfuss
John F. Coleman, Jr.
Ralph V. Yanora

Application of PPL Electric Utilities Corporation for Approval to Site and Construct the Three Mile Island – Chanceford 500 kV Transmission Line and Chanceford – Peach Bottom 500 kV Transmission and to Reconstruct the Otter Creek – Conastone 230 kV Transmission Line Located in Chanceford, East Hopewell, and Hopewell Townships, York County, Pennsylvania.

Docket Numbers:
A-2024-3051167
A-2024-3051213
P-2024-3051163
P-2025-3057008

Application of PPL Electric Utilities Corporation Under 15 Pa C.S. § 1511(c) for a Finding and Determination that the Service to be furnished by the Applicant through its Proposed Exercise of the Power of Eminent Domain to Acquire a Certain Portion of the Lands in Chanceford Township, York County, Pennsylvania is Necessary or proper for the Service, Accommodation, Convenience, or Safety of the Public.

Petition of PPL Electric Utilities Corporation for findings that a structure to Shelter Electrical and Control Equipment at the Proposed Chanceford Switchyard in Chanceford Township, York County, Pennsylvania is Reasonably Necessary for the Convenience or Welfare of the Public.

Petition of PPL Electric Utilities Corporation for Waiver
of Certain Requirements at 52 Pa. Code 57.72(c)(10)

ORDER

BY THE COMMISSION:

History of the Proceeding

On September 13, 2024, PPL Electric Utilities Corporation (PPL Electric), Utility Code 110500, filed an Application to site and construct 230 kV and 500 kV transmission lines, pursuant to the regulations of the Pennsylvania Public Utility Commission (Commission) at 52 Pa. Code Chapter 57, Subchapter G. The Application seeks siting approval for PPL Electric to construct two 500 kV transmission lines and reconstruct one 230 kV transmission line in Chanceford, East Hopewell, and Hopewell Townships, York County, Pennsylvania. In addition to the Application, PPL Electric also filed a Petition for Waiver pursuant to 52 Pa Code §§ 5.43 and 57.72(e) seeking a waiver of certain requirements at 52 Pa. Code § 57.72(c)(10); a Petition for findings that a structure is necessary for the convenience or welfare of the public, pursuant to 52 Pa. Code § 5.41 and 53 P.S. § 10619; and an Application under 15 Pa. C.S. § 1511(c) for a finding and determination that the service to be furnished by the Applicant through its proposed exercise of the power of eminent domain to acquire a certain portion of the lands in Chanceford Township, York County, Pennsylvania, for the proposed Chanceford 500 kV Switchyard is necessary or proper for the service, accommodation, convenience, or safety of the public. For the reasons expressed in this Order the Petitions are granted and the Applications are approved.

PPL Electric served copies of its filings on all affected governmental agencies and municipalities as required by 52 Pa. Code § 57.74. Notice of the filings was published in the October 5, 2024, issue of the *Pennsylvania Bulletin*. The notice informed interested parties of the date and time of the prehearing conference. Protests and petitions to intervene were due on or before December 5, 2024.

On December 4, 2024, the Office of Consumer Advocate (OCA), filed a notice of intervention and request for public input hearings stating that it is participating in this proceeding to ensure that the interests of PPL Electric's customers are protected and that the OCA will seek to ensure that each of these related filings will only be approved if they are found to be consistent with Commission regulations, the Public Utility Code and sound public policy.

On December 10, 2024, a prehearing conference was held. PPL Electric and the OCA were represented and agreed that the proceeding filed at A-2024-3051167, would be consolidated with the two related proceedings filed at docket numbers P-2024-3051163 and A-2024-3051213. Accordingly, these three proceedings are hereby consolidated at docket number A-2024-3051167. Additionally, the OCA requested that in-person public input hearings be held. PPL Electric's Petition for Waiver of certain requirements at 52 Pa. Code § 57.72(c)(10), Docket No. P-2025-3057008, was included within the siting Application.

On February 10, 2025, Carroll County, Maryland, Board of Commissioners filed a letter stating its opposition to the PPL Electric's transmission line project.

On February 11, 2025, at 1:00 p.m. a public input hearing was convened. On February 11, 2025, at 6:00 p.m. a second in-person public input hearing was held in Brogue, Pennsylvania. Various oppositions were provided.

On March 25, 2025, the OCA filed a letter stating that the OCA has determined not to file a protest in this matter. The OCA stated that it does not support the subject project and has determined to take a position of non-opposition to the project.

In an Order dated June 24, 2025, the ALJ provided that no other protests or petitions to intervene have been timely filed in these proceedings. In addition, OCA, after filing a notice of intervention and participating in these proceedings, has issued a letter stating that it has determined not to file a protest in this matter. Accordingly, PPL Electric has requested that these matters be transferred to the Bureau of Technical Utility Services for review and disposition. The ALJ further provided that based upon the circumstances, it appears appropriate that these matters be transferred to the Commission's Bureau of Technical Utility Services.

On July 24, 2025, PPL Electric filed a corrected notice of its Application and relevant supporting maps and documents on all affected property owners as required by 52 Pa. Code § 57.74 with formal protests or petitions to intervene due on or before September 22, 2025. No protests or petitions to intervene were filed.

PPL Electric states that the subject project, referred to as the Chanceford 500 kV Project, consists of constructing approximately 1.4 miles of new 500 kV double circuit transmission line and reconstructing approximately 12 miles of existing single circuit 230 kV line to a future double circuit 500 kV line. PPL Electric also states that the new 500 kV transmission lines consist of the Three Mile Island – Chanceford 500kV Transmission Line and the Chanceford – Peach Bottom 500 kV Transmission Line and that the lines will extend from the existing Three Mile Island – Peach Bottom 500 kV Transmission Line to PPL Electric's proposed 500 kV Chanceford Switchyard on common structures. Additionally, PPL Electric states that the 230 kV line to be rebuilt is the existing Otter Creek – Conastone 230 kV Transmission Line and that one circuit of

the line will initially continue to operate as the Otter Creek – Conastone 230 kV line and the second circuit will operate as the Chanceford – Doubs 500 kV Transmission Line. PPL Electric further states that when load increases, the Otter Creek – Conastone line will be re-terminated into the Chanceford 500 kV Switchyard converting it to 500 kV operation and that when this occurs the line will be re-named the Chanceford – Conastone 500 kV Transmission Line and Chanceford – Doubs 500 kV Transmission Line. Finally, PPL Electric states that it is not seeking pre-approval to change the voltage of the line at this time and that it will make the appropriate filing prior to increasing the voltage. Application, pages 1-2 and PPL Electric Data Request Response No 16.

Petition for Waiver

PPL Electric filed a Petition for waiver of certain provisions of the Commission’s regulations for Commission Review of Siting and Construction of Electric Transmission Lines set forth at 52 Pa. Code §§ 57.71-57.77. Specifically, PPL Electric seeks a waiver of 52 Pa. Code § 57.72(c)(10), to construct the Chanceford 500 kV Project.

The Petition concerns the approximately 12-mile Otter Creek – Conastone and Chanceford – Doubs lines, PPL Electric’s plan to rebuild it, as well as construction of the new, approximately 1.4-mile, Three Mile Island – Chanceford and Chanceford – Peach Bottom lines. PPL Electric submits that the first line spans from the existing Peach Bottom – Three Mile Island line to the proposed Chanceford Switchyard in Chanceford Township and the second line spans from the existing Otter Creek Substation located near the Chanceford Switchyard to the Pennsylvania and Maryland border. PPL Electric further submits that the project is necessary to address multiple transmission reliability issues identified by PJM Interconnect LLC associated with data center load growth in the service territories of APS (a FirstEnergy company) and Dominion Energy, Inc. (Dominion). Application ¶¶34 & 36-37 and Attachment 1, page 6.

PPL Electric states that any alternative route that may feasibly address the needs that are the subject of the Chanceford 500 kV Project would be less reasonable than the route proposed, and that a formal siting and routing analysis is unnecessary in this specific case where any alternative route would require the location of transmission lines where none presently exist. PPL Electric further states that it has supplied sufficient information to demonstrate that it met the requirements set forth under 52 Pa. Code § 57.72(c)(10), however, to the extent that waiver of 52 Pa. Code § 57.72(c)(10) is necessary, PPL Electric has demonstrated that waiver is warranted. Application ¶55 and PPL Electric Data Request Response No. 2.

52 Pa. Code § 57.72(c)(10) of the Commission's siting regulations requires an applicant to provide:

A general description of reasonable alternative routes to the proposed HV line, including a description of the corridor planning methodology, a comparison of the merits and detriments of each route, and a statement of the reasons for selecting the proposed HV line route.

52 Pa. Code § 57.72(c)(10)

In addition, waiver of the specific requirements of the Commission's Transmission Line Siting Regulations, at 52 Pa. Code §§ 57.71-57.77, is provided for in § 57.72(e):

(e) The Commission or the presiding officer may – upon the petition of any party, upon the Commission's own motion, or upon the presiding officer's own motion – waive one or more or all of the requirements in this subchapter. The petition shall clearly state the requirement sought to be waived and the reason therefore.

52 Pa. Code § 57.72(e).

PPL Electric submits that unlike many full siting applications, the subject project can be broken down into two components. PPL Electric also submits that the first component involves reconstructing approximately 12 miles of transmission line along existing right-of-way and the second component involves constructing a new line approximately 1.4 miles in length, in predominantly new right-of-way, and routed parallel to an existing transmission line. Application ¶¶53-54.

PPL Electric states that each aspect of the first component of the project could take place within existing transmission line right-of-way or upon PPL Electric-owned parcels. PPL Electric also states that while it intends to widen the existing right-of-way along various portions of the line, such widening will enable PPL Electric to increase the distance between spans and is not required to complete the project. Additionally, PPL Electric states that increasing the distance between spans will reduce the number of transmission structures on the line by two and that it has voluntarily secured all additional easements and rights needed to increase the right-of-way width. PPL Electric further states that the average height of the new structures will increase by approximately 30 feet. Application ¶¶53 & 67 and PPL Electric Data Request Response No. 19.

PPL Electric submits that it investigated potential alternative routes for the first component as part of the Otter Creek – Conastone Transmission Line Rebuild Project in 2011 at Docket A-2011-2228595 and that the goal of the alternative siting analysis was to determine whether an alternative route for this transmission line could be identified which provided fewer social, environmental, engineering, and economic impacts. PPL Electric also submits that the alternative siting analysis involved a comprehensive review of Geographic Information Systems (GIS) data sets and aerial photography, conducting field reviews, and subsequently identifying and evaluating potential alternative routes. PPL Electric further submits that the results of the alternative analysis determined that there were no feasible alternative routes that would cause fewer social, environmental,

engineering, and economic impacts than the existing route. Application, Attachment 3, page 2.

PPL Electric states that as part of the Chanceford 500 kV Project, PPL Electric engaged with local stakeholders to obtain input and ensure that potential concerns were addressed. PPL Electric also states that this included hosting community meetings and gathering feedback from residents and local government officials and that through these engagements, PPL Electric was able to better understand the specific impacts on the local community and environment. Finally, PPL Electric states that utilizing the results of the previous siting analysis as the baseline, the additional evaluation completed as part of this project, and considering the current scope of work, which includes widening the right-of-way, PPL Electric confirmed that the results of the previous siting evaluation are still accurate and there are no feasible alternative routes that would cause fewer social, environmental, engineering, and economic impacts than the existing route. Application, Attachment 3, page 2.

PPL Electric submits that any feasible alternative route for the subject project that would address the needs identified in the manner needed to comply with PJM's requirements, would require the location of transmission facilities where none presently exist and ultimately result in greater environmental impacts than the route proposed for the project. PPL Electric also submits that PJM's chosen solution, which includes the subject project, is lower cost and involves developing fewer facilities than other alternatives that would resolve the reliability issues. Finally, PPL Electric submits that its proposal to address the need was selected as the most appropriate solution partly because it primarily utilized existing right-of-way and limited new impacts. Application ¶¶29 & 56.

PPL Electric states that only the second component, which involves the 1.4-mile section of project that is the new Three Mile Island – Chanceford and Chanceford – Peach

Bottom 500 kV lines, requires the siting and construction of transmission lines in new right-of-way. PPL Electric also states that the new right-of-way is adjacent and parallel to the existing right-of-way for the Manor – Otter Creek 230 kV Transmission Line for the entire length. Additionally, PPL Electric states that with the exception of one parcel, which is the subject of PPL Electric’s Application to exercise the power of eminent domain, PPL Electric has already acquired the necessary land rights to construct the 1.4-mile-long double circuit transmission line. PPL Electric further states that while it has filed an Application to exercise the power of eminent domain, the owner of the subject parcel proactively contacted PPL Electric regarding sale of the land and that the eminent domain filing is necessary only because the parcel is located within an agricultural security area. Finally, PPL Electric states that this component of new construction fits into the Commission’s exceptions at 52 Pa. Code § 57.72(d)(1)(vi) for new HV lines less than two miles in length. Application ¶54; Statement No. 4, page 9; and PPL Electric Data Request Response No. 21.

PPL Electric states that based on the above information, it is reasonable to conclude that any other alternative route that may have feasibly addressed the needs that are the subject of the Chanceford 500 kV Project would be less reasonable than the proposed route, and that a formal siting and routing analysis is unnecessary for the subject project. PPL Electric Response to Data Request No. 2.

Disposition

We agree with PPL Electric that the subject project may be separated into two components and that the first component could be constructed entirely on existing right-of-way. While the average structure height will increase and PPL Electric has acquired additional right-of-way, the additional right-of-way was acquired on a voluntary basis and doing so has increased the allowable span length which reduces the number of

transmission structures needed for construction. Additionally, PPL Electric previously performed an alternative route analysis for this component of the project and confirmed the validity of the previous results, engaged with local stakeholders to obtain input and ensure that potential concerns were addressed, and determined that there are no feasible alternative routes that would cause fewer social, environmental, engineering, and economic impacts. Therefore, we agree with PPL Electric that there are no reasonable alternative routes for the first component of the project.

We agree with PPL Electric that the second component involves a 1.4-mile section of the subject project with the entire length of the new line being routed adjacent and parallel to the existing right-of-way for the Manor – Otter Creek transmission line and with the exception of one parcel, all necessary land rights have been obtained. Additionally, we agree that an eminent domain application is only necessary for the additional parcel because it is located within an agricultural security area. Therefore, we are granting PPL Electric's request for a waiver of the requirements set forth at 52 Pa. Code § 57.72(c)(10).

Eminent Domain

In addition to its Petition above, PPL Electric also filed an Application pursuant to 15 Pa. C.S. § 1511(c), for a finding and determination by the Commission that the service to be furnished through its proposed exercise of the power of eminent domain is necessary or proper for the service, accommodation, convenience, or safety of the public. The parcel to be obtained is necessary to facilitate construction of the Chanceford 500 kV Switchyard located in Chanceford Township.

PPL Electric states that, as described above, the Chanceford 500 kV Project is necessary to address transmission reliability issues associated with data center load growth in the APS and Dominion service territories of the PJM system. PPL Electric also

states that PJM has identified a number of transmission line and transformer overloads, voltage deficiencies, and non-convergent contingencies that will result from this load growth and that PJM sought proposals that develop robust, holistic and expandable solutions to address these 2027-2028 baseline violations. Eminent Domain Application ¶17.

PPL Electric submits that in April 2024, PJM selected the PJM Combination – 500 kV Scenario as the preferred solution, which includes PPL Electric’s proposal to construct the Chanceford 500 kV Project and that the project includes, among other things, construction of the new Chanceford 500 kV Switchyard in Chanceford Township, York County. PPL Electric also submits that on May 8, 2024, PJM and PPL Electric executed a designated entity agreement for PPL Electric to build the proposed Chanceford Switchyard which was assigned PJM baseline project number b38001.1. Eminent Domain Application ¶¶18-19 and Petition ¶26.

PPL Electric states that the Chanceford Switchyard enables the connection and disconnection of transmission lines and equipment, allowing operators to direct power flow, perform maintenance, or isolate faults without disrupting the entire system. PPL Electric also states that a 500kV switchyard is required to bifurcate the Three Mile Island – Peach Bottom 500kV Line and that PJM does not permit tapping 500kV lines. PPL Electric Data Request Response No. 22.

15 Pa. C.S. § 1511(c) provides in part:

The powers conferred by subsection (a) may be exercised to condemn property outside the limits of any street, highway, water or other public way or place for the purpose of erecting poles or running wires or other aerial electric... facilities only after the Pennsylvania Public Utility Commission, upon application of the public utility corporation, has found and determined, after notice and opportunity for hearing, that the service to be furnished by the

corporation through the exercise of those powers is necessary or proper for the service, accommodation, convenience or safety of the public.

15 Pa. C.S. § 1511(c)

PPL Electric states that a certain portion of the route selected for the Chanceford 500 kV Project, crosses a tract of land located in York County, Pennsylvania, at parcel number 21-000-FN-0013.00-00000. PPL Electric also states that, specifically, this tract is crossed by PPL Electric's proposed Chanceford Switchyard. Additionally, PPL Electric states that the parcel is within an Agricultural Security Area established pursuant to Agricultural Security Law, and is subject to an Agricultural Conservation Easement in favor of the Commonwealth of Pennsylvania and York County. PPL Electric further states that while it has reached an agreement to acquire approximately four acres of land from the owner for \$100,000, there is no statutory authority for releasing the property from the agricultural easement except by condemnation. Finally, PPL Electric states that because the property is located within an Agricultural Security Area, the exercise of the power of eminent domain by PPL Electric is required to comply with the provisions of the Agricultural Security Law. Eminent Domain Application ¶¶45 & 49.

PPL Electric submits that it reviewed multiple siting locations for the Chanceford Switchyard and that during this time the owner of the property for the proposed location proactively contacted PPL Electric and offered to sell the land. PPL Electric also submits that the location selected provides the opportunity to combine it with adjacent land to make it suitable for the switchyard and transmission structures. Finally, PPL Electric submits that this combined parcel meets the necessary criteria and offers a willing seller, making it a practical and efficient choice for the project. PPL Electric Data Request Response No. 21.

PPL Electric states that no other public utility is now furnishing, or has the corporate authority and certificate to furnish the same or similar service as, that which PPL Electric will furnish by means of the transmission line to be constructed in the proposed right of way and easement over the land to be acquired as set forth in its Application of eminent domain. PPL Electric further states that the property, or any part of the reasonable curtilage appurtenant thereto, does not include property used as a burying ground, place of public worship, or a dwelling house. Finally, PPL Electric states that appropriate resolutions have been adopted by PPL Electric's board of directors authorizing and directing this condemnation Application. Eminent Domain Application ¶¶51, 54, & 56.

Disposition

We agree with PPL Electric that it has demonstrated the need to construct the Chanceford 500 kV Project and that the service to be furnished by PPL Electric through the exercise of those powers is necessary or proper for the service, accommodation, convenience or safety of the public. Additionally, the parcel does not include property used as a burying ground, place of public worship, or a dwelling house or any part of the reasonable curtilage appurtenant thereto. Finally, a pre-hearing conference and public input hearings were held regarding the subject project. Therefore, we are approving PPL Electric's Application for the right to exercise the power of eminent domain in Chanceford Township, York County, Pennsylvania.

Zoning Waiver

In addition to the Application and Petition above, PPL Electric also filed a Petition pursuant to 52 Pa. Code § 5.41 and 53 P.S. § 10619, for a finding that a structure to shelter electrical control equipment at the proposed PPL Electric-owned 500 kV

switchyard in Chanceford Township, York County, Pennsylvania, is reasonably necessary for the convenience or welfare of the public and, therefore, exempt from any local zoning ordinance.

PPL Electric states that the subject project includes construction of the Chanceford 500 kV Switchyard and that, as described above, the switchyard enables the connection and disconnection of transmission lines and equipment. PPL Electric also states that a 500kV switchyard is required to bifurcate the Three Mile Island – Peach Bottom 500kV Line and that PJM does not permit tapping 500kV lines. Additionally, PPL Electric states that the switchyard will include a Control Equipment Shelter and that the purpose of the proposed equipment shelter is to house the auxiliary equipment required to operate, maintain, and control the switchyard, including relay and control panels, batteries, switches, and an HVAC system to protect equipment from extreme temperatures. PPL Electric further states that the Chanceford Switchyard will be located on property which will be owned by PPL Electric and that property is the subject of PPL Electric’s Application for the right to exercise the power of eminent domain. The proposed situation of the Control Equipment Shelter is the subject of the zoning petition filed by PPL Electric. Application, Statement No. 4, page 9; Petition ¶¶40 & 44; and PPL Electric Data Request Response No. 22.

PPL Electric submits that the Chanceford 500 kV Project is necessary to address transmission reliability issues associated with data center load growth in the APS and Dominion service territories of the PJM system. PPL Electric also submits that PJM has identified a number of transmission line and transformer overloads, voltage deficiencies, and non-convergent contingencies that will result from this load growth. PPL Electric further submits that in April 2024 PJM selected the PJM Combination – 500 kV Scenario as the preferred solution, which includes PPL Electric’s Chanceford 500 kV Project. Finally, PPL Electric submits that on May 8, 2024, PJM and PPL Electric executed a

designated entity agreement for PPL Electric to build the proposed Chanceford Switchyard which was assigned PJM baseline project number b38001.1. Petition ¶¶9-10 & 26.

The Pennsylvania Municipal Planning Code provides, in relevant part, as follows:

This article shall not apply to any existing or proposed building, or extension thereof, used or to be used by a public utility corporation, if, upon petition of the corporation, the Pennsylvania Public Utility Commission shall, after public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public.

Section 619 of the MPC Act of July 31, 1968, P.L. 805, as amended, 53 P.S.

§ 10619. Thus, a public utility building is subject to local zoning requirements for buildings unless, upon petition, the Commission determines that the proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public.

On January 11, 2001, the Commission adopted a policy statement to further the Commonwealth's goal of making agency actions consistent with sound land use planning by considering the impact of its decision upon local comprehensive plans and zoning ordinances. See 31 Pa. Bull. 951 (Feb. 17, 2001). Section 69.1101 of the Commission's Regulations provides:

[T]he Commission will consider the impact of its decisions upon local comprehensive plans and zoning ordinances. This will include reviewing applications for:

- (1) Certificates of public convenience.
- (2) Siting electric transmission lines.

- (3) Siting a public utility "building" under section 619 of the Municipalities Planning Code (53 P.S. § 10619).
- (4) Other Commission decisions.

52 Pa Code § 69.1101.

Chanceford Township has adopted a zoning ordinance, which includes a map on which zoning districts are identified. See Zoning Ordinance, Chanceford Township, adopted April 10, 2006. The location where PPL Electric proposes to construct the Chanceford 500 kV Switchyard is designated as agricultural.

Section 601 of the Zoning Ordinance defines public utility or similar building or facility as:

The erection, construction alteration, or maintenance by private utilities or municipal or other governmental agencies or private corporations providing gas, electrical, telephone, steam or water transmission or distribution, including buildings, enclosures, wells, pumping stations, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic light signals, hydrants, and other similar equipment and accessories and services in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other agencies of private corporations including firehouses or fire companies and energy services under agreement with the municipality. It also includes communication towers.

Section 601 of the Zoning Ordinance further defines "Building" as:

[a]ny structure or edifice designed or intended for use as an enclosure, a shelter, or protection of persons, animals or property.

Zoning Ordinance Section 601.

Section 203 of the Zoning Ordinance provides that a Public Utility or Similar Building or Facility is classified as a permitted or special exception use in every zoning district, including agricultural. *See Zoning Ordinance Section 203.*

Section 431.1 of the Zoning Ordinance sets forth the various requirements in Chanceford Township for public utility buildings.

Public utility buildings and facilities shall be approved in any district, provided however, that buildings or structures erected for these utilities shall be subject to the following regulations:

- a. Front, side and rear yards shall be provided in accordance with the regulations of the Zone in which the building is located.
- b. Height of building shall be as required by the Zone regulations.
- c. Unhoused equipment shall be enclosed with a chain-link fence six (6) feet in height, topped with barbed wire.
- d. House[d] equipment – When the equipment is totally enclosed within a building no fence or screen planting shall be required, and the yard shall be maintained in conformity with the Zone in which the facility is located.
- e. Screen planting in Residential Zone – The required fence for unhoused equipment shall be surrounded by an evergreen planting.
- f. The external design of the building shall be in conformity with the building in the Zone.
- g. Access for unhoused equipment – Where vehicular access is across the front yard, the gate shall be constructed of solid materials having not less than fifty (50) percent solid in ratio to open space. In residential districts, the permitted public facilities shall not include the storage of vehicles or equipment used in the maintenance of any utility and no equipment causing unreasonable noise, vibration, smoke, odor, or hazardous effect shall be installed.

h. If in the Agricultural or Conservation Zone the provisions of Sections 206.9 and 207.9 shall apply to the site location and to reduce the number of dwelling units permitted the tract where the use is located.

Zoning Ordinance Section 431.1.

Section 207.9 of the Zoning Ordinance sets forth the various requirements in Chanceford Township for non-agricultural uses within an agricultural zone.

Non-agricultural uses except for single family dwellings which shall be regulated by Section 207.6, shall be located on land of low quality for agricultural use as defined in Article VI of this Ordinance unless located in buildings existing prior to January 1, 1992 and shall reduce the number of dwelling units permitted the tract by one for each such use permitted unless the location of such use will not have an effect of precluding the property owner from locating all the dwelling units permitted the tract by Section 207.6 (a) of this Ordinance on land of low quality or agricultural use as defined in this Ordinance.

Zoning Ordinance Section 207.9.

PPL Electric submits that the special exception criteria contained in Section 431.1 of the Zoning Ordinance may be inconsistent with PPL Electric's design standards, which will have a negative impact on safety and reliability. PPL Electric also submits that it may not be able to comply with certain building design requirements, and planting and fence requirements, required by the Chanceford Township and that the special exception process also allows the Chanceford Township Zoning Hearing Board to place additional conditions on the public utility building that may be inconsistent with PPL Electric's design criteria. Finally, PPL Electric submits that it is proposing to construct a non-agricultural use building on land that is not low-quality soil, and that this would be a

violation of Section 207.9 of the Zoning Ordinance. PPL Electric Data Request Response No. 25.

PPL Electric states that due to the size of the required switchyard, no sites with low-quality agricultural soil that were large enough to accommodate the switchyard were noted during the switchyard siting process. Additionally, PPL Electric states that attempting to locate the switchyard on any areas of the properties containing low-quality soils would result in additional impacts from the overall project and that the connecting lines would need to be longer than proposed to reach such areas on the northern and western areas of the parcels. PPL Electric Data Request Response No. 26.

PPL Electric states that the proposed control building will be located within the Chanceford 500 kV Switchyard, which is part of the Chanceford 500 kV Project currently under review. PPL Electric also states that the control building is not expected to have any adverse impact on the natural environment, including air quality, water quality, noise, or other relevant environmental areas. Additionally, PPL Electric states that the control building will not emit any airborne pollutants during construction or operation and that it is a building used to house control equipment and does not include sources of air emissions. PPL Electric states that there will be no impact to the waters of the Commonwealth during construction or throughout the operational life of the control building and that the control building does not require water for cooling or other operational uses. PPL Electric further states that it will be constructed on a gravel surface within the switchyard, which helps prevent sedimentation and runoff. Finally, PPL Electric states that an erosion and sedimentation control plan will be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) program, administered by the Pennsylvania Department of Environmental Protection (PA DEP) and that this plan will incorporate best management practices to prevent construction-related sediments from entering nearby water bodies. PPL Electric Response to Data Request

No. 27.

PPL Electric submits that the control building will not generate audible noise during operation and that any noise associated with construction activities will be temporary and mitigated through standard construction practices and scheduling. PPL Electric also submits that the control building will be constructed within the boundaries of the proposed switchyard, which has been designed to minimize environmental impacts, and that no sensitive habitats or protected resources are expected to be affected. Finally, PPL Electric submits that all construction activities will comply with applicable environmental regulations and permitting requirements. PPL Electric Response to Data Request No. 27.

PPL Electric states that it has incorporated measures to ensure that any potential impacts associated with construction are effectively mitigated. PPL Electric also states that the control building will be included within the scope of the NPDES permit for the switchyard and that as part of this permit, an erosion and sedimentation control plan will be developed in accordance with PA DEP requirements. Additionally, PPL Electric states that this plan will implement best management practices to prevent construction-related sediment from entering the waters of the Commonwealth. Finally, PPL Electric states that the siting of the switchyard—including the control building—was carefully planned to avoid direct impacts to sensitive environmental resources. PPL Electric Data Request Response No. 28.

PPL Electric submits that as described above it has applied for an NPDES permit for the switchyard from the PA DEP and York County Conservation District. PPL Electric also submits that the agencies have found the NPDES application complete and that PPL Electric anticipates a permit to be issued before October 17, 2025. Finally, PPL Electric submits that construction of the switchyard and affiliated infrastructure will not

commence until all required regulatory approvals have been received. PPL Electric Data Request Response No. 29.

Finally, PPL Electric states that the Chanceford Switchyard is necessary in order for PPL Electric to address transmission reliability issues associated with data center load growth in the APS and Dominion service territories of the PJM system. Petition ¶32.

PPL Electric submits that for these reasons, PPL Electric requests that the Commission find that the Control Building is reasonably necessary for the convenience or welfare of the public and, therefore, exempt from the requirements of the Chanceford Township Zoning Ordinance that may impose requirements prohibiting the construction of the Control Building, and such other portions of the Zoning Ordinance that may, in Chanceford Township's opinion, impose any restriction, condition, or regulation on the construction of the Control Building. Petition ¶48.

Disposition

PPL Electric's Zoning Petition was not protested, and the Petition and the manner in which it was filed conform to the requirements of 52 Pa. Code § 5.41, 53 P.S. §10619, and the Environmental Rights Amendment, or Article I, Section 27, of the Pennsylvania Constitution.¹ The switchyard will help address the reliability needs identified by PJM, and the control equipment shelter is necessary to properly operate the switchyard. Moreover, in our review, done consistent with our responsibilities set forth in *Marple Twp.*, we do not have any concerns at this time that the control equipment shelter will have an adverse impact on the environment. Upon full consideration of all matters of record, we find that the proposed situation of the control equipment shelter is reasonably

¹ See, *Twp. Of Marple v. Pa. PUC*, 294 A.3d 965 (Pa. Cmwlth. 2023)(*Marple Twp.*).

necessary for the convenience or welfare of the public.

Siting Application

PPL Electric submits that in February 2023, PJM opened a proposal window to solicit proposals to address transmission reliability issues associated with data center load growth in the service territories of APS and Dominion. PPL Electric also submits that PJM identified numerous transmission line and transformer overloads, voltage deficiencies, and non-convergent contingencies. Additionally, PPL Electric submits that PJM was seeking proposals that develop robust, holistic and expandable solutions that address the 2027-2028 baseline violations associated with local constraints as a result of directly serving the load growth in the APS and Dominion zones through the respective 500 kV networks and into the points of delivery. PPL Electric further submits that the regional constraints result from imports into the load center areas to serve data center loads and that these regional constraints include the following 500 kV transmission paths: Doubs – Goose Creek, Front Royal – Morrisville – Vint Hill – Loudoun/Mosby, Meadow Brook – Loudoun/Mosby, Morrisville – Bristers – Ox, Peach Bottom – Conastone – Brighton – Doubs. Finally, PPL Electric submits that the proposals are also needed to address the necessary reactive power reinforcements. Application, Attachment 1, Section 3.2.

PPL Electric states that the subject project is also needed to address further anticipated load growth in the area and that, specifically, the Otter Creek – Conastone 230 kV Transmission line will be designed for future 500 kV operations as a part of its rebuild. PPL Electric also states that the Otter Creek – Conastone 230kV line is still needed even after construction of the Chanceford – Doubs 500kV line and that the Otter Creek – Conastone 230kV line will be rebuilt to double circuit 500kV to accommodate

both the new Chanceford – Doubs 500kV line and the existing Otter Creek – Conastone 230kV line. Finally, PPL Electric states that the load growth identified above drives the need for this line to be designed for future 500 kV operations. Application, Attachment 1, page 7 and PPL Electric Data Request Response No. 16.

PPL Electric submits that in order to address the identified reliability issues it will construct the Chanceford 500 kV Project. PPL Electric also submits that the Chanceford 500 kV Project addresses the needs from 2022 RTEP Window 3 primarily by helping to relieve constraints on the Peach Bottom – Conastone – Brighton – Doubs 500 kV path. PPL Electric further submits that the subject project, in concert with the Baltimore Gas and Electric (BGE) and Public Service Enterprise Group segments of the line, will result in a 500 kV line from Chanceford 500 kV Switchyard to the Doubs 500 kV Substation in Maryland. Finally, PPL Electric submits that this new 500 kV connection from Three Mile Island and Peach Bottom 500 kV Substations through the new Chanceford 500 kV Switchyard to Doubs Substation serves as a parallel 500 kV path to the existing Peach Bottom – Conastone – Brighton – Doubs 500 kV path that is constrained when PJM regional generation flows west to east and north to south to get to high load pockets in the Dominion and APS territories. PPL Electric Data Request Response No. 9.

PPL Electric states that this new parallel path helps relieve the regional thermal constraints associated with the existing Peach Bottom – Conastone – Brighton – Doubs 500 kV path such that loss of line segments along the existing Peach Bottom to Doubs path no longer cause severe thermal and voltage violations on the underlying PJM lower voltage transmission system in Pennsylvania, Maryland, Delaware, West Virginia, and Virginia. PPL Electric also states that loss of other 500 kV lines in the PJM system no longer lead to thermal overload constraints on the Peach Bottom – Conastone – Brighton – Doubs 500 kV path. Additionally, PPL Electric states that the path between Peach Bottom and Doubs is significantly constrained during the 2022 RTEP Window 3

assessment and that the subject project is just one of several transmission upgrades that was determined to be necessary to ultimately relieve this regional constraint. Finally, PPL Electric states that additional projects closer to Peach Bottom and Graceton serve, in concert, to fully relieve the constrained regional 500 kV section of the PJM system between Peach Bottom and Doubs. PPL Electric Data Request Response No. 9.

PPL Electric submits that the subject project was reviewed as part of the East Cluster of the PJM 2022 RTEP Window 3 Reliability Analysis Report and in April 2024, PJM selected the project as part of the solution to the described issues. PPL Electric further submits that the subject project was assigned baseline project numbers b3800.1, b3800.3 and b3800.53. Application ¶¶33-34.

Proposed Route

PPL Electric's states that the subject project will span approximately 1.4 miles from the existing Mid-Atlantic Interstate Transmission, LLC (MAIT), Utility Code: 1117780, owned Peach Bottom – Three Mile Island 500 kV Transmission Line to the proposed Chanceford Switchyard. PPL Electric also states that from the Chanceford Switchyard, the project travels approximately 12 miles on existing right-of-way in a southwesterly direction, primarily through agricultural fields and forested lands, until it terminates at the Pennsylvania and Maryland border. Application, Attachment 3, page 3.

Construction and Engineering

PPL Electric submits that to create the double circuit Three Mile Island – Chanceford and Chanceford – Peach Bottom 500 kV transmission line the existing Three Mile Island – Peach Bottom 500 kV Transmission Line will be split by MAIT. PPL Electric also submits that it will route two new 500 kV circuits in a southward direction

to the proposed Chanceford Switchyard creating the Three Mile Island – Chanceford and Chanceford – Peach Bottom lines. Additionally, PPL Electric submits that the point of interconnection with the MAIT system will be PPL Electric’s proposed Structure 1A and Structure 1B and that from the point of interconnection, PPL Electric will install triple bundle 1590 kcmil 54/19 “Falcon” aluminum conductor steel reinforced (ACSR) conductors. PPL Electric further submits that the conductors will be supported on seven new steel pole structures and that the new structures range from approximately 50 feet in height to approximately 197 feet in height with an average span between structures of approximately 975 feet. Application ¶¶43 and Attachment 2, pages 3-4 and PPL Electric Data Request Response No. 17.

PPL Electric states that for the Chanceford – Doubs and Otter Creek – Conastone lines, with the exception of a short section of line from the Otter Creek Substation to Structure 2, the lines will use triple bundle 1590 kcmil 54/19 “Falcon” ACSR conductors from Structure 2 near the Chanceford Switchyard to the Pennsylvania and Maryland border. PPL Electric also states that to complete the rebuild it will remove 62 existing transmission structures and install 60 new structures and that the structures will range from approximately 50 feet in height to approximately 197 feet in height with an average of approximately 175 feet in height. Finally, PPL Electric states that the existing structures to be removed average approximately 145 feet in height. Lastly, PPL Electric states that the average span between structures on the rebuilt line will be approximately 975 feet in length. Application ¶¶46-47; Attachment 2, pages 4-5; and PPL Electric Data Request Response No. 19.

PPL Electric asserts the subject project will be designed, constructed, operated and maintained in a manner that meets or exceeds the requirements specified in the National Electrical Safety Code, Occupational Safety and Health Administration safety standards, and all applicable legal requirements. Application ¶92.

PPL Electric states that the estimated cost for the construction of the subject project is approximately \$148.15 million and of that cost approximately \$3.55 million will be paid for by PPL Electric. PPL Electric also states that the remaining cost will be allocated to Dominion, APS, Potomac Electric Power Company, BGE, PECO Energy Company, and Delaware Power and Light. Finally, PPL Electric states that it proposes to start construction in July 2025, to meet an in-service date of June 2027. Application, Attachment 1, page 2 and PPL Electric Data Request Response Nos. 7 & 20.

Protection of Natural Resources

PPL Electric submits that a Pennsylvania Natural Diversity Inventory (PNDI) review was conducted for the subject project and the results indicated that further coordination with the Pennsylvania Game Commission (PGC), Pennsylvania Department of Conservation and Natural Resources (DCNR), Pennsylvania Fish and Boat Commission (PFBC), and United States Fish and Wildlife Service (USFWS) is needed. Application ¶84.

PPL Electric states that the PGC provided feedback stating that based on the nature of the subject project, the immediate location, and their detailed resource information, that no impact is likely to species or resources of concern as a result of the project and that no additional coordination with the PGC is necessary. Application ¶85.

PPL Electric submits that the DCNR provided a list of five threatened and endangered or rare plant species for which botanical surveys need to be conducted. PPL Electric also submits that the DCNR provided a letter dated September 10, 2024, indicating no impacts are anticipated per the survey results as long as the conservation measures provided in the letter are followed and that no further coordination with the DCNR is needed. Application ¶87 and PPL Electric Data Request Response No. 31.

PPL Electric states that the PFBC provided feedback stating that except for occasional transient species, any rare, candidate, threatened or endangered species under their jurisdiction are not known to exist in the vicinity of the subject project area and that no additional coordination with the PFBC is required for the project. Application ¶86.

PPL Electric submits that delineated wetlands have been assessed by qualified bog turtle surveyors for potential habitat, which was noted at several of the wetlands in the subject project area. PPL Electric also submits USFWS provided that the results of the surveys indicate no bog turtles or evidence of bog turtles were found on any of the survey dates and that the subject project is not likely to adversely affect the bog turtle. Application ¶88 and PPL Electric Data Request Response No. 32.

PPL Electric states that it will continue to consult with the jurisdictional agencies as required regarding potential impacts to protected species, complete all required surveys, obtain all necessary approvals and permits for construction of the subject project, and comply with conditions placed on those permits. Application ¶89.

Assignment of Easements and Rights-of-Way

PPL Electric submits that the Chanceford 500 kV Project will require construction of the Three Mile Island – Chanceford and Chanceford – Peach Bottom lines within approximately 1.4 miles of new right-of-way. PPL Electric also submits that the right-of-way for these lines varies from approximately 150 feet in width to approximately 325 feet in width. Application ¶¶43 & 54.

PPL Electric states that the project will also include reconstructing the existing single circuit Otter Creek – Conastone 230 kV Transmission Line to the Chanceford – Doubs 500 kV Transmission Line and the Otter Creek – Conastone 500/230 kV

Transmission Line. PPL Electric also states that the reconstruction portion of the project could be constructed entirely within the existing right-of-way, however, PPL Electric worked in good faith with local property owners to purchase additional right of way and expand the existing right of way by approximately 25-feet on each side. Additionally, PPL Electric states that doing so reduces the number of required poles and project costs. PPL Electric further states that it was able to widen approximately 72% of the right of way on the west side and approximately 67% on the east side. Finally, PPL Electric states that in locations where the existing right of way could not be expanded, PPL Electric designed the proposed 500kV transmission line to safely and reliably operate within the existing right of way approximately 150 feet in width. Application ¶52 and PPL Electric Response to Data Request No. 1.

PPL Electric submits that there is only one parcel where all needed rights have not been acquired. PPL Electric also submits that despite having a valid easement to construct, operate and maintain, and reconstruct its electric lines within the right-of-way traversing this property, PPL Electric needs to acquire additional fee simple rights on the property to construct the Chanceford Switchyard. PPL Electric further submits that while it has reached an agreement with the owner to acquire approximately 4 acres of land and approximately 13.3 acres of easement rights for the project, this parcel is within an Agricultural Security Area established pursuant to Pennsylvania's Agricultural Area Security Law, and is subject to an Agricultural Conservation Easement. Finally, PPL Electric submits that there is no statutory authority for releasing the property from the agricultural easement except by condemnation. Application, Statement No. 4, page 9.

Disposition

The Commission will grant an application for approval of the siting and construction of a high voltage transmission line if it finds and determines, pursuant

to 52 Pa. Code § 57.76(a), the following:

- (1) That there is a need for the high voltage transmission line.
- (2) That the high voltage transmission line will not create an unreasonable risk of danger to the health and safety of the public.
- (3) That the high voltage transmission line is in compliance with applicable statutes and regulations providing for the protection of the natural resources of the Commonwealth.
- (4) That the high voltage transmission line will have minimum adverse environmental impact, considering the electric power needs of the public, the state of available technology and the available alternatives.

PPL Electric has met its burden to prove that its Application requesting approval to site and construct the proposed Chanceford 500 kV Project is necessary or proper for the accommodation, convenience and safety of its patrons, employees and the public.

PPL Electric has met its burden to prove that the location and construction of the Chanceford 500 kV Project would not create an unreasonable risk of danger to the health and safety of the public.

PPL Electric has met its burden to prove that the siting and construction of the Chanceford 500 kV Project is in compliance with applicable statutes and regulations providing for the protection of the natural resources of this Commonwealth.

PPL Electric has met its burden to prove that construction of the Chanceford 500 kV Project would have a minimum adverse environmental impact, considering the electric power needs of the public and the available alternatives. Additionally, as

described above, PPL Electric's Petition for Waiver of the requirements in 52 Pa. Code § 57.72(c)(10) to provide alternative routes, is granted.

The formal PPL Electric Application and manner in which it was filed conforms to the requirements of 52 Pa. Code § 57.72. Moreover, the Commission has reviewed the filing and does not find it to be inconsistent with the applicable law or Commission policy regarding transmission line siting; **THEREFORE,**

IT IS ORDERED:

1. That the Application filed by PPL Electric Utilities Corporation for approval to site and construct the Three Mile Island – Chanceford 500 kV Transmission Line and Chanceford – Peach Bottom 500 kV Transmission and to reconstruct the Chanceford – Doubs 500 kV Transmission Line and Otter Creek – Conastone 230 kV Transmission Line in York County, Pennsylvania, is hereby approved.

2. That the Application of PPL Electric Utilities Corporation under 15 Pa. C.S. § 1511(c) for a finding and determination that the service to be furnished by the applicant through its proposed exercise of the power of eminent domain to acquire a certain portion of the lands of Daniel T. Curran in Chanceford Township, York County, Pennsylvania, is hereby approved.

3. That the Petition of PPL Electric Utilities Corporation for waiver of certain requirements at 52 Pa. Code § 57.72(c)(10), is hereby granted.

4. That the Petition of PPL Electric Utilities Corporation for Findings that a structure to shelter electrical and control equipment at the proposed Chanceford Switchyard in Chanceford Township, York County, Pennsylvania is reasonably necessary for the convenience or welfare of the public, is hereby granted.

5. That upon completion of the subject project, PPL Electric Utilities Corporation shall file the final project cost with the Commission.

6. That this proceeding at Docket Nos. A-2024-3051213, P-2024-3051163, and P-2025-3057008 be marked closed.

7. That upon completion of Ordering Paragraph 5, this proceeding at Docket No. A-2024-3051167 be marked closed.

BY THE COMMISSION,

A handwritten signature in cursive script, appearing to read "Matthew L. Homsher".

Matthew L. Homsher
Secretary

(SEAL)

ORDER ADOPTED: September 25, 2025

ORDER ENTERED: September 25, 2025