

Conewago Township Planning Commission
6:00 PM, August 25, 2025

Present: Daryl Hull (Chairman), Brandon Musser (Vice Chairman), Fritz Neufeld, Lawrence Kauffman, Bethany Inman (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.)

A. Meeting was called to order at 6:00 PM by Chairman Daryl Hull, with the Pledge of Allegiance.

B. Previous meeting minutes: Fritz Neufeld moved, and Brandon Musser second, that the minutes of July 28, 2025, meeting be approved. Motion carried. Vote: 4-0

C. Public Requests: None

D. Old Business: None

E. New Business:

Daryl Hull introduced Jake Hebel, of Gordon Brown & Assoc., who reviewed the Subdivision request by Louise Ort. Her request was to divide her property into 3 lots and keep the 2 new lots on the deed until they are inherited by her children at her passing. Also noted was that the land is zoned agricultural and there are to be deed restrictions on the 2 smaller parcels that would prohibit residential building. Brandon Musser moved, and Fritz Neufeld second, to recommend approving the Subdivision Plan contingent to the C.S. Davidson letter of August 20, 2025. Motion carried. Vote: 4-0

Kevin Brown, of Elysian Partners, LLC, reviewed their suggestions for a text amendment for a township ordinance that would permit Data Centers, as defined and provided in the text amendment, by Conditional Use. His description of a typical Data Center: it would encompass around 750,000 sq. ft., employ 120 people over 3 shifts, look like a cross between an office building and a warehouse approximately 2 stories and 55-60 feet tall, contain hundreds of computers, use electricity to power the computers and provide cooling for the computers, provide water only for human consumption, and be near a Met-Ed power station and infrastructure such as power lines. They will employ high security, buffers for sound and visibility, and could be more aesthetically-looking to the neighborhood. He said the fiber-optic cables used for communication between centers is already available in the township. Members asked for a more definitive overlay of all potential township locations suitable, especially the 3 mentioned. Industrial and commercial zones would seem more appropriate than agricultural zones. Members would like to know: why solar applications are not encouraged, what more clearly defines a warehouse or an office building, desired setbacks and building height, adequate emergency access, what chemical fire suppression is used (does it contain PFAS...) Kevin said he will work with Bethany to develop the overlay.

Jim Noden, of Bright Eye Solar, LLC, reviewed their Land Development application for John Clapham of 250 Cross Farm Lane for installation of a 1180.170kW DC solar panel

ground mount system. He explained the proposed layout and the areas where there are some wetlands. There was no action requested since they still need to submit the complete land development plan.

The Data Centers text amendment will still be on our agenda for our next meeting. Please make a list of all the things you like, what you don't like, and other suggestions that should be discussed.

F. Adjournment: Brandon Musser moved, Fritz Neufeld second, to adjourn the meeting at 7:47 PM. Motion carried. Vote: 4-0 The next meeting scheduled is September 22, 2025.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary