

Conewago Township Board of Supervisors

490 Copenhaffer Rd.

York, PA 17404

July 7, 2026

-Call to Order & Pledge of Allegiance:

The regular meeting of the Board of Supervisors was held at 490 Copenhaffer Rd. York, PA 17404. The meeting was called to order by the Chairperson Wilhide at 6:00 pm. Those in attendance were Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), John MacDonald (Supervisor), Derek Rinaldo (Engineer), Evan Gable (Solicitor), Lieutenant Neidigh (NYCRPD), Erin Dell (Secretary/Treasurer), and Mark Stivers (Township Manager).

Announcement by Chairperson Wilhide that an executive session was held prior to meeting to discuss a personnel matter.

-Public Requests:

1. **James Zander** – 830 Bremer Rd: Mr. Zander spoke regarding his feelings toward the Draft Ordinance and the writers of it. Mr. Zander shared concern of the use of our water and the noise frequencies created by data centers that can affect people's health without people even knowing that they are hearing them. Mr. Zander states he believes that additional definitions must be added to this ordinance to protect against produced sounds. Mr. Zander asks that the township residents be protected. **Please see attached document submission.**
2. **Mark Chronister** – 1405 Bremer Rd: Mr. Chronister states that crews did a fantastic job on Bremer Rd. Secondly, Mr. Chronister asks for an update on the junk cars on Bremer Rd. Manager Stivers states that this issue is still being worked on and that other properties around the township are also being visited and various issues addressed.
3. **Cherie Rippetoe** – 495 Hykes Mill Rd.: Ms. Rippetoe asked if the township verifies properties that have applied for building permits to make sure that they are building what they say they are building. Manager Stivers states that yes, we do. If they are doing any additions to the building CCIS inspects. If it is a major project, our Engineer will evaluate. Ms. Rippetoe has heard from several sources that a property on Locust Point will not be a warehouse, but the leaseholder is turning it over to a data center. Chairman Wilhide states that this cannot happen without reapplication and approval for a different usage other than what was approved. Supervisor MacDonald asked what would happen if a developer was utilizing property for anything other than what their permit was approved for. Manager Stivers stated that the operation would be shut down by the Township. Supervisor reiterates that if this were to happen that the operation would be shut down because of violating our ordinances. Ms. Rippetoe states that she is very concerned over this.
4. **Jennifer Frye** – 1515 Bowers Bridge Rd.: Questions on the Data Center Overlay Map- Ms. Frye asks if this map excludes the Rexroth & Klinger's properties. Manager Stivers states, yes, if it is adopted as prepared the overlay district is primarily in the industrial zone and outside of that they would not be allowed. Ms. Frye asked Supervisor Klinger if he would now participate in data center discussion and voting. Supervisor Klinger states that he will continue to stay out of it. Supervisor MacDonald adds that this is just a draft/framework and is not finalized. We will be digging more into things like sound levels and further discussions to define and shape this ordinance. Ms. Frye notes that the map does include areas zoned village and agriculture. Chairman Wilhide states that on the map the lines are going by road and not by property. Ms. Frye asked if the property owners in the overlay zone are aware they are in part of the overlay (Kemper property - zoned village). Ms. Frye addressed spot zoning and asked for clarification. Solicitor Gable states that spot zoning is a very specific concept meaning you pick one or two

parcels out of an area and zone it something else that isn't surrounded by that area (taking an agriculture parcel and zoning it industrial). The Kemper property does not fall under spot zoning, it would be considered more conditional use. Engineer Rinaldo addressed the concern of the zoning of the Kemper property related to the overlay map and it being zoned village. Engineer Rinaldo states that this type of concern is why we will be having the Special Meeting on July 23, 2026. Ms. Frye asks if we will be having any industry professionals attending the Special Meeting. Ms. Kemper states that this will have an enormous impact on everyone. Manager Stivers states that we will have a solicitor, an engineer, and they are trying to get a sound engineer. Manager Stivers states that this meeting is a step in the process and not a final decision. Cherie Rippetoe asks why ADESA (aka Carvana) was not included in the industrial area although they are industrial. Manager Stivers states that it is just where we drew the line. Chairman Wilhide states that Odessa does not meet the criteria in the Draft Ordinance, but we can amend that on the map. Engineer Rinaldo also states that some of the smaller parcels zone agricultural in the overlay were industrial and recently reverted back to agricultural. The Odessa owned parcel in the industrial zoned land that is North on Susquehanna Trail – triangle of land, is not over 100 acres. That private land is contiguous to other land that could make 100 acres. That triangle can not get 100 acres unless it goes into agricultural land and we are not willing to do that. Ms. Rippetoe states that the residents in the overlay should be communicated with to make sure that they are aware. Chairman Wilhide states that they will be notified. Ms. Frye asks if eminent domain would be exercised to make the 100 contiguous acres – Manager Stivers and Engineer Rinaldo state no – that would not be happening.

5. **Jennifer Campbell** – 1488 Conewago Creek Rd.: Ms. Campbell directed her remarks to Chairman Wilhide stating that she (Chairman Wilhide) sat beside Bethany Inman at a prior township meeting that was held. Chairman Wilhide and Ms. Inman were both attending this meeting as citizens. Ms. Campbell states that sitting next to Ms. Inman who was a previous employee does not promote trust. Chariman Wilhide states that she thought it would be rude to get up and move and that the conversation had was not in reference to Township business. At this previous meeting, Ms. Inman answered a question that pertained to township business. Engineer Rinaldo stated that Ms. Inman clarified a date, but was not speaking on the township's behalf. Supervisor MacDonald stated that Ms. Inman does not work for nor speak for the township. Ms. Campbell referenced the construction site on Locust Point Rd. and the trucks that are hauling material that was falling off the truck as he went down the road. Ms. Campbell had contacted the police and has made attempts to contact Kinsley.
6. **Michelle Luckenbaugh** – 809 Bowers Bridge Rd.: Ms. Luckenbaugh remarks on the heat and the fields that caught fire the previous weekend. Ms. Luckenbaugh reflected on this situation happening from heat and machines under strain, how detrimental this could be to the land and the people who live in the community, and how every choice we make becomes part of what we leave behind.
7. **Mary Ann Albright** – 775 Green Springs Rd.: Ms. Albright spoke to PennDot representative Eric H. who stated that the warehouse on Cloverleaf did not have approval by PennDot. The PennDot representative states that a traffic light could not be placed on the Susquehanna Trail as it was too close to the highway light. The PennDot representative stated that after he denied the traffic light and called back to review the situation, he did not receive a call back from the Township. The representative states a light can go on the Susquehanna Trail, but it would have to go toward the 83 Diner. Chairman Wilhide stated that she and Manager Stivers are in talks of this now. Ms. Albright asked about the private company who is putting in the extra lane by I-83, and who that was. Engineer Rinaldo stated that this company is NorthPoint and they are located in Manchester. Ms. Albright believes the extra lane will not help the issues in this area and cause further congestion. Ms. Albright asked if any members of the Township have signed NDA's, to which the Board replied no – they have never signed NDA's. Ms. Albright states that a

conversation needs to be had regarding Stonegate Village and raised concern about surveying going on. Engineer Rinaldo answered that this survey crew is from Columbia Gas for gas lines.

-Approval of Agenda:

1. Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the agenda as prepared. Vote 3-0.

-Approval of Previous Minutes:

1. Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the June minutes. Vote 3-0.

-Planning & Zoning:

1. Nothing to report.

-Reports:

1. Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the June Building report and the May Police Report. Vote: 3-0.

-Treasurer's Report:

1. Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the June Treasurer's report. Vote 3-0.

-Manager/Road Report:

1. Manager Stivers extended thanks for the work done by the crew to Bremer Rd.
2. Manager Stivers addressed the new updates to the AV system in the meeting room and the benefits of this. Cost was around \$4,000.00. Goal is to record meetings and then put them up to be viewed at anytime.
3. PennDot/Truck Traffic: Canal Betterment Program/Exit 28/ Susquehanna Trl are all areas that we are working on and have process in motion to improve.
 - a. Jason Shue – 885 Bowers Bridge Rd.: Travels Butter Rd back to Strinestown and states that the people there are not complaining for no reason and he avoids the area. Trucks used to let cars out and no longer seem to.

-Solicitors Report:

1. Attorney Evan Gable attended the July 2026 BOS Meeting in place of Solicitor McDonald. Solicitor Gable did not have anything additional to add.

-Engineers Report:

1. Paving Materials CO #2 **(added to agenda at meeting as 10(e))** – Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve 10(e) on the agenda. Vote 3-0.
2. Paving Placement CO #2 in the amount of \$30,255.84. Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve change order #2. Vote 3-0.
3. Paving Placement AFP #1 in the amount of \$271,255.84. Motion made by Supervisor MacDonald, Second by Supervisor Klinger, unanimously carried to approve. Vote 3-0.
4. Stone AFP #1 in the amount of 16,680.63. Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve. Vote 3-0.
5. **Paving Materials CO #2 for \$38,180.22. Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve. Vote 3-0.**
6. Paving Materials AFP #1 for \$539,165.72. Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve. Vote 3-0.

7. Cloverleaf Business Park Security Reduction: Motion made by Supervisor MacDonald to reduce surety, second by Supervisor Klinger, unanimously carried to approve the reduction.
 - a) **Kelly Price** asked what happened if the prices of these projects go over what the stated amount is, and do we come to the Treasurer to see if the funds are available. It was stated to Ms. Price by Supervisor MacDonald that this is planned for in the budget. Chairman Wilhide stated that we will over-estimate amounts to make sure these situations are able to be taken care of.
 - b) **Mary Ann Albright** stated that she gets frustrated not hearing follow-up on projects such as parks, etc. Chairman Wilhide stated that there is nothing to update on and that public announcement is not always the best idea due to not knowing who else may have the same plans and could potentially take what the Township is trying to go for.

-Unfinished/New/Other Business:

1. Resolution 2026-13 Moratorium on Data Center Applications: Motion made by Supervisor MacDonald, Second by Chairman Wilhide, unanimously carried to approve Resolution 2026-13. Vote 2-0. (Supervisor Klinger abstained from voting).
2. Authorization for staff to issue the Trash Bid: Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve issuance of new trash bid. Vote 3-0.
3. Authorization to sign the Canal Road Betterment Program Agreement: Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve authorization. Vote 3-0.
 - a) **Bob Savage** 736 E. Canal: Stated that this project only pertained to the traffic circle. Engineer Rinaldo stated that that is not the Canal Betterment Project being spoken of here. The one Mr. Savage is referencing is driven by PennDot, but the one voted on here is a locally driven project. The name of the projects just happened to be titled the same thing.
4. Fox Run – Phase IV Final LD Plan: Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve Final LD. Vote 3-0.
5. Signal Service Agreement: Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the Agreement. Vote 3-0.
6. Homelessness Coalition: Motion made by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve county-wide efforts on homelessness. Vote 3-0.
7. Appointment of Rebecca March as Zoning Officer: Motion made by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve appointment of Zoning Officer. Vote 3-0.

Adjournment: Chairperson Wilhide adjourned the meeting at 7:52 PM

Respectfully submitted,

Erin Dell
Secretary/Treasurer