Conewago Township Planning Commission
6:00 PM, October 26, 2026

Present: Daryl Hull (Chairman), Fritz Neufeld, Lawrence Kauffman, Benjamin Parks, Rebecca March (Zoning Officer), Derek Rinaldo (Engineer with C. S. Davidson Inc.), and Mark Stivers (Manager). Brett Flowers, Esq. was available for comment on Data Centers.

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, Benjamin Parks second, to approve the minutes of September 28, 2026, meeting. Motion carried. Vote: 4-0

C. Recognition of Public Requests: None, other than agenda items.

D. Old Business: Data Center Draft Ordinance Review

Derek suggested that the impervious percentage be changed from 55% to 85%, because 85% already exists and has been used for ES3. He added that the Landscape Ordinance will be advertised simultaneously with the Data Center Ordinance. He also reviewed the current overlay and possible data center locations. Brett added that we don't have to provide an area but only need to have an available area somewhere.

James Zander pointed out that the loud generator noise should be included in the real-time monitoring of sound at the property line and should be reported and investigated as soon as possible after noise complaints. Brett said they have 48 hours to investigate it and a month to rectify and comply. She suggested reducing the 48 to 24 hours and the monthly delay.

Michele Luckenbaugh read some thoughts she wrote about the fall season, birds, the need to choose justice over greed, and a request to look beyond ourselves before all becomes a memory.

Jennifer Frye brought up the topic of data center decommissioning and the presence of e-waste disposal. Other points included the traffic impact analysis, a water utilization report, noise mitigation, and on=site power sources. Derek added that dark sky lighting requirements could be considered in the future and that low and maximum lighting limits could also be set.

Mary-Ann Albright reviewed concerns for the data center noise that could reach Conewago Elementary School. She suggested that there be daily fines for sound level violations. She wanted to be sure that schools were protected from the noise.

Ordinances can be updated in the future as needed, as technology changes. Daryl Hull asked for approval of the draft Ordinance with the changes noted in the 3 bullet points. Benjamin Parks moved, Fritz Neufeld second, to recommend approval of the draft Ordinance with those changes. Motion Carried. Vote: 4-0 Daryl also reviewed the ZHB actions on the items discussed at the previous Planning Commission meeting.

E. New Business:

Madeline Bannon, of 325 E. Butter Rd, presented her request for a special exception for a dog kennel in an agricultural zone. She explained how she works with a few dogs at a time for a number of weeks to accommodate the dogs to customary instructions. She added that there will be some incidental advertising so that her residence could be located by people seeking her services. Benjamin Parks moved, Lawrence Kauffman second, to recommend approval of the special exception requested. Motion carried. Vote: 4-0

Shawn Summers represented Adam and Laura Foust in their request to continue using their property at 385 Andersontown Rd. as a farm business and other services provided under their business name and eventually add a single-family dwelling to the property. The current additional services provided on the property are in violation and outside of the scope of the allowed agricultural business. Although they don't reside there, they do have 8 steers and some pigs in a fenced area of the farm.

Comments by neighbors to that property: Jackie Bosco cited noise, dust, tri-axle trucks coming and going at all hours, air pollution from smoke. Maria Sninsky cited trucks up and down the road from morning to night, washing down trucks, and junk cars. Terry Crone cited trucks dumping excavating material on the driveway entrance, construction waste and burning, all with no consideration for the effect on the neighbors, grey water, and noting that the animals were just brought in a few months ago. Jackie and Bob Kroh cited noise before 7 AM, trucks on the road and dumping material, challenges in walking to their mailbox. Ed Seluaggo cited deception on what they do per the Faust FB page citing the burn ordinance and disposal of wastewater into the soil.

Daryl Hull moved, Fritz Neufeld second, to recommend to the Zoning Hearing Board that the Faust's request to continue as is be denied. Motion carried. Vote: 3-1, with the no vote by Benjamin Parks.

Vicki Cox presented a request to add auto dealership to their other auto related services at 5100 Susquehanna Trail. The area used to be an auto junk yard. They needed special exceptions for a mechanics garage, salvaging. and now for vehicle sales. Daryl Hull moved, Benjamin Parks second, to recommend to the Zoning Hearing Board that the current operation, with vehicle sales, should be approved. Motion carried. Vote: 4-0

Cole Zimmerman presented for BioTechnique's request to place 2 solar arrays on their property at 250 Cross Farm Lane. In reviewing their sketch plan, emergency services, knox-box, DEP regulations, and stormwater plans were discussed. Fritz Neufeld moved, Benjamin Parks second, to recommend approving the sketch plan. Motion carried. Vote: 4-0

F. Adjournment: With all the agenda items covered, Fritz Neufeld moved, Lawrence Kauffman second, to adjourn this meeting. Motion carried. Vote: 4-0 Meeting adjourned at 8:45 PM. The next meeting scheduled is November 16, 2026.

Respectfully submitted,

Lawrence Kauffman, Commission Secretary