Conewago Township Planning Commission
6:00 PM, July 27, 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). Absent: Brandon Musser (Vice Chairman).

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, second by Benjamin Parks, to approve the minutes of June 22, 2026, meeting. Motion carried. Vote: 4-0

C. Recognition of Public Requests:

Bethany Inman, of Locust Point Road, commented that she had forwarded all comments about data centers to Brett Flower, Esq.

D. Old Business: Jenifer Rolgan, as the representative, spoke about the Carvana Land Development Plan. Questions about the plan included stormwater management, the underground dry basin in accordance with impervious limits, and wetlands that would flow along adjoining property. Daryl asked about the extension of the water main, so that there could be a hydrant on the northeast side of the property. Traffic study, by ELA, is being done in conjunction with PennDOT issues, since it is a state road. Daryl also asked about the languages used on the No Right Turn sign, and recommended they be increased to 5. Derek reviewed the comments on his C.S. Davidson letter. Benjamin Parks moved, second by Fritz Neufeld, to recommend approval of the waiver of the preliminary plan, contingent on July 22, 2026, letter by C.S. Davidson. Motion carried. Vote: 4-0 Benjamin Parks moved, second by Fritz Neufeld, to recommend approval of the Sewage Facility Planning Module. Motion carried. Vote: 4-0

E. New Business: Freedom Square. There being no one to represent them, discussion covered timelines extension on the plan. Tony Dastra, a Green Party candidate for Governor, recommended that we don't approve the plans.

Also covered were the needs for an agreement with escrow for the sewer plans. Although they have all the EDUs for phase 1, additional EDUs are needed for the single-family development. Other questions were about stormwater basin fences. Larry suggested that signage at each basin inform people about it. Kelly Price asked about traffic flow for each phase of the development. Derek explained how the grand plan for Freedom Square is being developed. Fritz Neufeld moved, second by Benjamin Parks, to table the Freedom Square requests. Motion carried. Vote: 4-0

F. Adjournment: With all the agenda items covered, Daryl adjourned this meeting at 6:50 PM. The next meeting scheduled is August 24, 2026.

Respectfully submitted,

Lawrence Kauffman, Commission Secretary