Conewago Township Planning Commission
6:00 PM, September 28, 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).

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

B. Previous meeting minutes: Benjamin Parks moved, second by Fritz Neufeld, to approve the minutes of the Draft Data Center Ordinance Workshop Meeting of August 20, 2026. Motion carried. Vote: 4-0 Fritz Neufeld moved, second by Benjamin Parksl, to approve the minutes of August 24, 2026, meeting. Motion carried. Vote: 4-0

C. Recognition of Public Requests:

Melissa Meador stated that principal zoning needs to protect our agricultural zones from non-agricultural incursions.

Jennifer Frye covered many of the improvements in the updated draft ordinance, such as the noise protection, and pointed out that there are still areas that need attention, sch as an economic/fiscal impact analysis, woodland preservation, renewable energy mandate, enforcement remedies for violations, and the DCO loophole in Section IIIc. She also covered some history on the Rexroth property on Bowers Bridge Rd. and the behind-the-scenes legal strategies and proposals that are being developed for the property, such as Project Bobcat, a hyperscale data center that included a gas generator for electricity. She had received much of her information from a Right-to-Know request filed with the Commonwealth and asked if we are prepared to develop a strong ordinance.

Several other public comments about data centers included the desire to see all the updates to the draft ordinance, including the building height, lighting, and landscaping. Planning Commission members also asked about a 1000-foot distance from residences, required setbacks, the yards from setbacks to buildings, the prohibition of ground water to mitigate dust, and stronger language for energy generation. January 3 is the end of the 180-day moratorium, and the updated/revised draft needs to be advertised before that date. Mark said all updates will be in a draft at least 10 days before our next meeting. Fritz Neufeld moved, Lawrence Kauffman second, to table the topic until our next meeting. Motion carried. Vote: 4-0

D. Old Business: None

E. New Business: Proposed Landscape Ordinance. Derek pointed out that it will cover the township and not just the industrial/commercial zones. He proposes using a lot of the language used in other municipalities. It will lead to some changes in the current SALDO. Benjamin Parks moved, Lawrence Kauffman second, to recommend passing it to the Board of Supervisors. Motion carried. Vote: 3-0, with Fritz Neufeld abstention.

Yvette Wertz, of 1935 Copenhaffer Rd., reviewed their request for a mobile home, as ECHO housing, for her mother. She said it will be removed when the need is no longer. Benjamin Parks moved, Lawrence Kauffman second, to recommend approving the request. Motion carried. Vote: 4-0

Julie Dunker, of 4505 Lewisberry Rd., reviewed their request for a second dwelling as a caretaker building for her father. The building would be larger than ECHO and also need separate electrical, water, and septic capabilities. Benjamin Parks moved, Daryl Hull second, to recommend approval of the request. Motion carried. Vote: 3-1, with a vote against by Fritz Neufeld.

Richard Spangler, of 1050 Bowers Bridge Rd. has requested approval of a contractor's facility in a garage building on the property. He has a small energy auditing and air sealing business with a few employees. The house on the property is rented. Benjamin Parks moved, Fritz Neufeld second, to recommend approval of the request. Motion carried. Vote: 4-0

Travis Feudale, of 195 Copenhaffer Rd., reviewed his request for a minor subdivision at 201 Copenhaffer Rd., in the Village Zone. He wants to buy additional property next to his, that he will maintain as woodland. The consensus of the Planning Commission was to favor the request of the subdivision and driveway easement when it is requested in the future.

F. Other Business: None

G. Adjournment: With all the agenda items covered, Fritz Neufeld moved, Benjamin Parks second, to adjourn this meeting. Motion carried. Vote: 4-0 Meeting adjourned at 7:47 PM. The next meeting scheduled is October 26, 2026.

Respectfully submitted,

Lawrence Kauffman,

Commission Secretary