

Conewago Township Planning Commission
6:00 PM, July 28, 2025

Present: Daryl Hull (Chairman), Brandon Musser (Vice Chairman), Fritz Neufeld, Lawrence Kauffman, and Bethany Inman (Zoning Officer) Absent: 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: Brandon Musser moved, and Fritz Neufeld second, that the minutes of June 23, 2025, meeting be approved. Motion carried. Vote: 4-0

C. Public Requests: None

D. Old Business: None

E. New Business:

Daryl Hull introduced Brendan Salyards from the York County Economic Alliance and Kurt Leitholf of the York County Planning Commission who have joined our meeting to discuss the topics of Data Centers, and some of their uses such as cryptocurrency mining. John MacDonald of the township BOS also is present. Bethany began the discussion with a slide show highlighting the various forms of data centers, from stand-alone centers to accessory centers that are part of larger organizations. She pointed out that all data centers rely upon very substantial amounts of electricity and some method of cooling the data center devices with water or air conditioning. Kurt mentioned that the needs for cryptocurrency devices are evolving. Bethany said she will send commission members a video that explains it in more detail. As for increased needs for electricity, Brendan mentioned that the Kulps Run project was proposed to help generate additional electricity as needed. Bethany also reviewed all the negatives to data center locations. She recommended that the water used for cooling be supplied municipally rather than from wells. There would also be some municipal benefits with some additional revenue generated through real estate taxes. Questions about data center lifespans and subsequent use of facilities were asked. Since the stand-alone buildings will look like warehouses and need abundant electricity, a suggestion was made to require solar panels on their roofs. There could also be some architectural considerations to the building exteriors. Brendan said he has a white paper he did on these topics that would be available for us. Bethany said that an overlay could be developed, in conjunction with our comp. plan, to highlight all township land that could potentially be used for data centers and their accessory use. John said the overlay could show the transmission lines and the minimal acreage requirements. In that the data centers currently use fiber-optic lines for transmission; there are none currently in our township. Daryl pointed out that a county in Virginia currently has 537 data centers, and data centers do not need to be in close proximity to the end user of the data. Kurt said that they are working on a model ordinance draft that will be distributed.

Zoning updates: Bethany mentioned a number of zoning updates that she is working on, such as definitions for basements and cellars, building height definitions, defined setbacks vs. yards, the sign ordinance, and the in-home daycare ordinance. The drafts will be distributed for review.

F. Adjournment: Brandon Musser moved, Fritz Neufeld second, to adjourn the meeting at 7:18 PM. Motion carried. Vote: 4-0 The next meeting scheduled is August 25, 2025.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary