

Conewago Township Planning Commission
6:00 PM, October 27, 2025

Present: Daryl Hull (Chairman), Brandon Musser (Vice Chairman), Fritz Neufeld, Lawrence Kauffman, Bethany Inman (Zoning Officer), Derek Rinaldo (Engineer with C. S. Davidson Inc.), and Steve McDonald (Township Solicitor)

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 September 22, 2025, meeting be approved. Motion carried. Vote: 4-0 Daryl then introduced Planning Commission members to those in attendance at the meeting and reordered the agenda so that the items about the data centers would follow the other items, allowing more time for comments about the data centers. He asked attendees to list their name and address on the sign-in sheet if they were planning on giving comments.

C. Public Requests: None

D. Old Business: The Strinestown Solar Project has withdrawn their current Land Development Plan and received an extension of the Special Exception expiration date until September 30, 2026.

Bethany reviewed that the purpose of the official map is to help in planning for future township use of land, such as for parks and roads. A draft will be posted to the website in the future. Fritz Neufeld moved, Brandon Musser second, to table further discussion on the map until a later date. Motion carried. Vote: 4-0

E. New Business: Conewago Township Sewer Authority submitted an application to expand the facilities at its current location at 600 Locust Point Rd. Jacob Seacrist of Bucharth & Horn reviewed the expansion plan, per Ordinance #324, saying it will include additional capacity for the future. The warehouse project across the road from it has purchased a right-of-way to soften the curve in the road at the edge of the sewer plant. Current sewer pipes will be able to handle the increase due to the expansion. Per the C S Davidson letter of 10-23-25 for the Final Land Development Plan, there are 4 modifications listed. The first, Fritz Neufeld moved, Brandon Musser second, to recommend approval of a waiver of the preliminary plan so that they could proceed directly to the final plan submission requirement. Motion carried. Vote: 4-0 Secondly, Brandon Musser moved, Fritz Neufeld second, to recommend approval of not requiring them to set property corners that fall within the limits of the Little Conewago Creek. Motion carried. Vote: 4-0 Thirdly, Brandon Musser moved, Fritz Neufeld second, to recommend approval of waiving the Water Facilities Feasibility Report requirement, as being unnecessary for the project. Motion carried. Vote: 4-0 And fourth, Brandon Musser moved, Fritz Neufeld second, to recommend that the Board of Supervisors address the need for a financial security bond for the project. Motion carried. Vote: 4-0

Daryl Hull moved, Brandon Musser second, to recommend approval of the rest of the C S Davidson letter of 10-23-25 and pass it to the Supervisors. Motion carried. Vote: 4-0

Daryl introduced the topic of data centers, saying that we have received drafts of a Text Amendment requested by Elysian Partners, LLC and Rexroth Limited Partnership that would provide for Data Centers as a Conditional Use. This action would change Zoning Ordinance #322. Currently the use is not addressed in the Zoning Ordinance and is considered a Use Not Provided For. The site of interest for the Rexroth request is located on Bowers Bridge Road, and currently zoned Agricultural. Bethany reviewed what we have done so far in developing an overlay on our map that would highlight areas that might be conducive to data centers. Supervisor Brian Klinger is not involved in the process since he owns a parcel included in the overlay. We can develop a text amendment that would govern and address all the township concerns and there is no current time limit on it. She also shared information about a rate study on the effect data centers might have on residential electric bills. Our goal is to assess the public's comments about data centers and submit recommendations about language for a draft ordinance that would tell applicants what the township requirements are for data centers.

Daryl then opened the meeting to public comments about the draft text amendment requests that the Planning Commission has received. Comments given are summarized on the attached sheets and listed by the name and address of the person who signed up to give public comment. Written attachments to the verbal summaries are more inclusive and explanatory, and contain research, and other important facts and ideas.

F. Adjournment: Fritz Neufeld moved, Brandon Musser second, to table the data center discussion to a future date and adjourn this meeting at 10:12 PM. Motion carried. Vote: 4-0 The next meeting scheduled is December 15, 2025.

Respectfully submitted,



Lawrence Kauffman,

Recording Secretary

Conewago Township Planning Commission 10-27-25 Meeting Minutes Attachments

On Public Comment on Data Centers:

1. Kevin Christin Zygmunt, 370 Locust Point Rd. Data center noise would travel, he already hears noise from the warehouses a mile from where he lives. He asked about the time-of-day noise levels would be measured at the property line.
2. Jennifer Campbell, 1480 Conewago Creek Rd. She said she was not notified (by the township) that this topic was being discussed. She said there is human waste on the Rexroth property, and Mechanicsburg outlawed it (data centers). She was also concerned about water issues, wells, dirty water, and sewer usage. Bethany said that we can't change laws about what is on the property, and, although we have received interest in data centers, we don't have a time limit on the text amendment.
3. Jennifer Frye, 1515 Bowers Bridge Rd. She said there are 26 residential properties and 3 farms around the Rexroth property, and she lives on a parcel of 1 and a quarter acre and is surrounded by the Rexroth property. She said there are eagles living there and there is a need for environmental impact reviews, including collateral damage, and protection. She was also concerned about long-term health issues, and the need to keep data centers in industrial zones. Please see attached comments for detail.
3. b. William Taylor, 1515 Bowers Bridge Rd. The loss of wildlife, the health effects, the pollution, the noise,... Please see attached comments for details.
4. Mary-Ann Albright, 775 Green Springs Rd. She pointed out the need for a better website that would provide more details about township meetings. The zoning map on it is from 2009 with no updates. Transparency is needed with a more user-friendly website. When we get research on a topic it should be for the people's benefit. We should be the gatekeepers. Most states, other than Virginia, cite a negative impact of data centers on people. Other concerns are carbon emissions and the attempts to generate backup electrical capacity.
5. Melissa Meador, 1995 Jug Rd. She pointed out Conflicts with the Township's Agricultural and Rural Identity, the Incompatibility with existing Zoning and Land Use, Environmental Concerns, Inadequate Infrastructure and Economic Displacement, Zoning Amendment Process & Risk of Conditional Use, Long-Term Environmental Risks, Reputation and Public Trust, and a request for a Comprehensive Land Use Plan. Please see attached comments for details. Bethany added that we should keep our provisions reasonable so that they can't be challenged legally.
6. Michele Luckenbaugh, 809 Bowers Bridge Rd. She pointed out the presence of biosolids on Rexroth property. Also, data centers will affect property values, and they should be in industrial areas away from residential areas.

7. Brett Grothouse, 180 Stone Creek Dr. He said that we need laws that prohibit noise at 4 AM, and there should be substantial fines for that noise.

8. Danika Sleeper-Dallam, 4915 Lewisberry Rd. She reviewed the Environmental Impacts, the Quality of Life Impacts, the Economic Impacts, and requested a limit on the square foot size per site, 100% renewable energy, and several other land and equipment usage restrictions. Data centers should not be on agricultural property or immediately adjacent to residential areas. Please see attached comments for details.

9. Scott Seaver, 1040 Bowers Bridge Rd. He said he lives 50 feet from the Rexroth property. He said DBC are sounds we hear, and BBC are sounds that can't be heard but can be felt and they make people sick, and they should have a low limit. Diesel generators create noise. Consider the long-term costs. Micro-climates produce steam.

10. Rachel Morgan, 325 Andrew Dr. She said our township infrastructure needs improvements to reduce electrical outages before any more development. And eliminate any tax incentives.

11. Cierra Williams-Jalfe, 5760 Susquehanna Trail He reviewed the resource uses of data centers. They should use recycled water only, and they have direct and indirect electrical issues, using 23% of the electrical use in Virginia. There are also mental health issues from the noise and a minimal number of jobs.

12. Cole Baer, 1345 Bowers Bridge Rd. He said he saw a data center in Berwick PA and commented that it was really loud, even from 2 miles away. He also said they had a water leak from the cooling system that contained glycol, and the glycol containing water ran into the Susquehanna River.

13. Alan Nally 1445 Conewago Creek Rd. He pointed out that the Comprehensive Plan includes protecting farmland. He asked if we can limit the distance from the data center to residential areas and also limit the noise and vibrations. Bethany said the Comprehensive Plan can exclude data centers with land use and noise issues, but the restrictions must be legally feasible. She also referred to HB 1834 on data centers.

14. James Zander, 830 Bremer Rd. With water concerns, aquifers and wells should be measured to ensure no impact. In a 2024 study by a scientific group 4.6% of data centers paid for themselves, and the community paid for 95% of data center costs. In 6 years, the data centers will require twice as much electricity as they do now. Data centers should be required to pay for all the transmission lines, where allowed by the residents, should be in industrial zones with big buffers, should pay for all collateral damage to property values, and should be transparent in resource usage.

15. Charlene Wilt, 140 Butter Rd. Data centers should be on unusable soil. Instead of progress, we will have regress.

16. Betsy Leppo, 2450 Bremer Rd. There would be constant sound and health issues, and particle pollution. She asked how the overlay was developed. Bethany explained that the possible areas are rural but close and are able to be linked together with other data centers. Fair share and regional need were mentioned but not regulated (as we provided more than our fair share to meet the need for warehouses).

17. Jamie Lagana, 535 E. Butter Rd. He expressed concurrence with the other speakers at the meeting.

18. Jenny Lakirk, Chester County. She is on a Planning Commission in Chester County PA and added that data centers could be prohibited by disallowing the industrial use of agricultural land. Data centers should only be in industrial zones by conditional use. She added that they underestimate the amount of water that they use, and the sound is constant and can lead to tinnitus. We should keep agricultural land for agriculture. And data centers will be obsolete in 5-10 years. She will send us a draft ordinance from Food and Water Watch. HB #502 and SB #939 are touted as giving benefits to people on LIHEAP, but they also take away the authority of local government to regulate data centers.

19. Bailey Koemig, 1345 Bowers Bridge Rd. Microsoft is probably involved in this project, and it would result in a noisy environment, and that they (data centers) really want this. Please see attached comments for details.

20. Kelly Ann Kandratic, 445 Bowers Bridge Rd. We need to preserve agricultural integrity, protect adjacent and surrounding landowners from the constant noise, light pollution, reduced water, increased energy costs, lower property values, and loss of peace and open space. The proposed text amendments rewrite the law to accommodate the interests of specific applicants, against sound land-use planning. Please see attached comments for details.

21. Nancy Sleeger, 655 Green Spring Rd. Data centers will take up more farmland and compound our problems. Their son, who lives in northern Virginia, is surrounded by data centers and has experienced 3 losses of power this summer. So, we do not want land use changes that would allow data centers. Please see attached comments for details.

22. James N. Rintoul, MD, 1145 Bowers Bridge Rd. the Proposed Zoning Text Amendments are proposing permanent destruction of our natural heritage. The government that we have elected and supported with our tax dollars is to represent the interests of the people and not special interests and big business.

23. Adam Warner, 717-825-6190. There should be requirements for electrical consumption reports, a plan to recover waste heat for a beneficial purpose, an independent fiscal impact study and a water resource analysis, visual and acoustic

screening, and sufficient buffering to block sightlines from neighboring properties. Please see attached comments for details.

23. Randy Reimold, 995 Bowers Bridge Rd. Presented a Model Ordinance: Data Centers.

24. Petition to stop AI data centers in Conewago Township and protect our community's future. Signed by 464 people and includes a few added comments.

To: Conewago Township Board of Supervisors
Re: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township
From: Jennifer Lynn Frye
Address: 1515 Bowers Bridge Road, Manchester, PA 17345
Date: October 27, 2025

Dear Chairman Zitnick and Members of the Planning Commission,

Please accept this written submission for the public record concerning proposed zoning text amendments to establish provisions for data centers as a conditional use in Conewago Township. Thank you for the opportunity to share my concerns. As an adjacent property owner, I am invested in the outcome of this decision. I offer these comments based on my commitment to protecting the agricultural integrity of our community, our county, and the Commonwealth of Pennsylvania.

Landowner liability protection

Regarding the potential rezoning for data centers in agricultural zones:

- What specific protections will be put in place for surrounding landowners?
- Which independent, third-party experts have been hired to analyze the projected impacts?
- Has the full extent of the significant demands on water and energy been studied?
- What is being done to address the constant mechanical noise and light, water, and air pollution?
- How will the rural character of the area be preserved?
- How will the long-term costs borne by residents—including reduced water availability, lower property values, and higher energy prices—be addressed?
- Can the township confirm that clear standards for mitigation and protection will be identified before any zoning amendments are approved?

Integrity of Agricultural Zoning

Agricultural zoning exists to protect farmland, natural resources, and rural community character. Allowing industrial-scale uses through conditional use amendments or "overlays" undermines the intent of those protections. This proposed change effectively rewrites the law to accommodate the interests of specific applicants, setting a precedent that land designated for agriculture can be modified whenever it becomes financially advantageous to do so. Overlays are commonly used to concentrate data center development in areas with **existing infrastructure that can support it**. This is neither sound land-use planning nor consistent with Pennsylvania's commitment to agriculture as an economic driver.

Additionally, the Rexroth Zoning Text Amendment is contrary to our own township ordinance, see Section 308. Agricultural Zone (A). a. Purpose: "The primary purpose of this zone is to maintain and promote the rural agricultural character of the land within this zone. This zone is composed of those areas in the Township whose predominant land use is rural residential and agricultural. The regulations of this zone are designed to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to agricultural enterprises and to limit development which requires highways and other public facilities in excess of those required by rural-oriented uses."

Governmental duty and intergenerational equity

Eroding public trust is the inevitable result of tailoring zoning decisions to benefit individual developers rather than upholding the public interest. York County's agricultural tradition is one of its most important resources. Prioritizing short-term financial gain over this legacy is an irreversible and unethical choice. We are already witnessing the environmental consequences, with fragmented farmland degrading the natural habitats of Conewago and nearby townships beyond repair. We must not let these reckless decisions cast a permanent shadow over our shared future.

Considerations for Wildlife Habitat and Preservation

The proposed zoning changes are a direct threat to wildlife habitat, particularly in the Conewago Creek, Little Conewago Creek, and Susquehanna River, which supports bald eagles and other protected species. Our waterways are a part of the Chesapeake Bay watershed. The consideration of recent industrial projects - solar, data center, and power plant development - raises concern. The introduction of industrial uses into agricultural, wooded, and riparian zones is likely to cause habitat disruption. We urge the township to require mandatory environmental impact reviews by impartial third-party agencies for all sites and ensure full compliance with federal wildlife protection laws before granting any approvals.

Preserving the American Dream for All

My home, located at 1515 Bowers Bridge Road, a small residential property, is surrounded on **all sides** by the parcels owned by Rexroth, which are up for zoning amendment. I am asking you to consider the weight and impact allowing the amendment to pass would have on my family. I would lose my home. This is not rhetorical nor is it hyperbolic. Allowing data centers and power plants to be built so close to my property would impart irreparable damage on our home, water source, quality of life, the health of ourselves and our children, and financial stability - we either stay and suffer, or leave our home -which no one would buy - and go under. My neighbors with residential properties bordering Rexroth's parcels will also suffer the same.

My spouse and I, like so many others, chose to make our home here because of the quiet environment, open land, and a community dedicated to stewardship. Allowing industrial development on land specifically zoned for agriculture—and that has benefited from agricultural tax relief—is a direct contradiction of the values that drew us here. The practice of changing ordinances for private interests displaces thoughtful community planning with decisions driven by financial power. This jeopardizes the long-term character of our community for the sake of short-term profit, compromising the dreams of the residents who trusted you to safeguard them. If our agricultural land becomes merely a resource for industrial development, we risk losing the very essence of our shared rural heritage forever.

For the safety and future of our community, I urge the Board to deny this use. This action carries great risks, and we demand that any vote on proposed language changes be postponed until full environmental impact assessments are conducted, robust standards are written to protect properties and farmland, and residents are fully and dutifully notified.

Thank you for considering this comment and for your responsibility to uphold the principles of fair, responsible, transparent, and community-driven land-use planning. Our township's collective future depends on it.

Sincerely,
Jennifer Lynn Frye
1515 Bowers Bridge Road Manchester PA 17345

To: Conewago Township Board of Supervisors
RE: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township
From: William G. Taylor
Address: 1515 Bowers Bridge Road, Manchester, PA, 17345
Date: October 27, 2025

Dear Chairman Zitnick and Members of the Planning Commission,

My name is Bill Taylor, I own the property at 1515 Bowers Bridge Rd. My property is surrounded on all 4 sides by the 3 Rexroth properties being submitted for rezoning for the data center conditional use. We purchased this property in Nov. 2024.

To us, the value was not so much in the house as it was in this property itself, along with the surrounding farmland. We searched for so long to find something in a quiet, rural location, a home where our family would have the opportunity to enjoy the beauty in nature that Pennsylvania is so well known for. We, along with our neighbors surrounding these parcels, were given the opportunity to take in all of the gifts this location has to offer.

When we found this place, we couldn't believe it. It is a true slice of heaven. We saw the potential it had, how we could improve the property, and for the past 11 months, we have been putting a lot of time and money into making that happen.

The longer we've been here, it has been astounding to me the amount of wildlife I see in my yard and the adjoining properties on a daily basis. I've been an avid outdoorsman my whole life and have never lived in a place that houses such a variety of animals. Not only is there an abundance of deer and turkey, we often see bald eagles and osprey, minks and otter in Conewago Creek, which runs directly in front of our home. Some evenings, we just enjoy sitting outside and watching the farmers care for the land.

Many locals enjoy walking, running and biking our road because of the natural beauty of it. During the summer months, kids in our community come to fish in the creek. This location is priceless to my entire surrounding community, not just my family.

Less than a week ago, simply by coincidence, we learned that all of our time, money, hopes and dreams could be taken away - and without our knowledge, these plans have been in the works for some time. The whole reason we moved here was to get away from industrial complexes, lights, noise - the list goes on. Now, there's a chance that it all could be right in my back yard.

For the first time in a very long time, I feel completely defeated. The environmental impacts putting data centers, power plants, and more power lines to feed them would have on this area alone, I won't even mention because I'm certain by the time you read this, you have heard your fill from the rest of the concerned and upset residents in this area.

Besides dismissing our lives and our dreams, the big question is, what do I now do with my house if this happens? I surely do not want to live here anymore. The loss of wildlife, the health effects, the pollution, the noise. I doubt I'd be able to even drink from my well. I wouldn't be able to sell. Who's going to buy it? I can't just walk away from it. So, I either stay here living imprisoned to a property that now has no value to my family and I or anyone else for that matter, or I become financially ruined. I have already had to pause a remodeling project we had

planned with a contractor who is also a neighbor and township resident. So, his business is already being effected just from the unknown possibilities this brings to the table.

I'm a humble and preferably private person and do not enjoy sharing my personal life with others. I'm sharing my story with you now in hopes you will take into account the lives you'd be changing with allowing the rezoning of this agricultural land. My story is just one household. So many people who have stories of their own would be effected. I hope you consider everything at stake, the lives that will be or could be changed and how, when making a decision such as this. We are your neighbors. Some may be friends of yours. Many of these people being effected voted the board into these seats, who in turn appointed the planning commission and we all count on you to make decisions that benefit and protect the entire community. Please deny the Zoning Text Amendment for the Rexroth parcels.

Sincerely,
William G. Taylor
1515 Bowers Bridge Road, Manchester PA 17345

To: Conewago Township Planning Commission

From: Danika R. Sleeper-Dallam
4915 Lewisberry Road
Dover, PA 17315

Public Meeting: October 27, 2025

Comments shared below to be officially added to the record of this meeting.

I will state for the record that I am not opposed to development in Conewago Township, but I am vehemently opposed to any data centers being developed on agricultural zoned properties and/or immediately adjacent to residential areas.

The concerns of these potential developments outweigh any positives for this community.

Environmental Impacts:

- Massive water consumption depending on type of cooling systems installed could significantly impact the aquifers that many resident water wells rely on.
- Data centers can consume as much electricity as a medium-sized city. This places significant burden on regional power grids and potentially lead to higher energy prices for residents.
- Large generators typically powered by diesel fuel for power backup release nitrogen oxides and fine particulate matter into the air which can affect respiratory health of resident.
- Constant electronic hardware upgrades generate a substantial volume of electronic waste. Disposal of this e-waste is creating global environmental issues.
- Considering that the Freedom Square development is approximately 460 acres or 3/4 of a square mile of the township's 10.5 square miles of acreage, this is being developed in the heart of the township. This development that recently started construction will already negatively impact the rural atmosphere that residents love and habitat loss for wildlife.

Quality of Life Impacts:

- Noise pollution from data centers have proven to be constant noise 24/7/365 from cooling fans and generators. This not only impacts humans, but can interfere with wildlife, such as reduced foraging of pollinators.
- Township infrastructure cannot handle the initial traffic for the construction of a data center in addition to already congested intersections in the township not being addressed. This is in addition to the quality of the road construction and maintenance in our township.

Economic Impacts:

- Data Centers do not create permanent, high-paying jobs once the initial construction is complete. The number of jobs is often disproportionately small compared to the resources and land consumed.
- Property values will be negatively impacted on adjacent sites, as no one has ever said they want to live next to a loud, grossly disproportionate industrial site.

Requests:

- Should you decide to approve the development in this township, I request the following be considered:
 - NO tax incentives or cost savings to any data center developments

• limit the total GSF per site
Square Foot

- Require all facilities to use 100% renewable energy sources like solar, wind and geothermal to reduce their environmental impact on our community.
- Require all facilities to upgrade all major roads/intersections to address increased traffic and overuse during construction, PRIOR to the start of any approved construction
- Offer faster internet connections and robust infrastructure for local residents and businesses.
- Berms surrounding the facility with landscaping to shield visibility of the facility
- Exterior lighting that does not contribute to night sky light pollution
- Require HVAC equipment to implement closed-loop cooling systems and water recycling
- For every acre developed, they must provide an equal amount of acreage as open/ green space in perpetuity to the township
- And if they really care about our community, they can provide ongoing educational opportunities to students in the school district with regards to how they are providing a positive impact on their lives through items previously mentioned.

Thank you for your time and consideration of these comments.

FW: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township

From: Bethany Inman (binman@conewagotwp.com)

To: larrykauffman

Date: Wednesday, October 29, 2025 at 03:29 PM EDT

Public comment

Sincerely,
Bethany Inman
Zoning Officer
Conewago Township
490 Copenhaffer Road
York, PA 17404
717-266-2122 x13
Binman@conewagotwp.com

-----Original Message-----

From: Shanna Housman <shousman@conewagotwp.com>

Sent: Monday, October 27, 2025 9:29 AM

To: Lorreta Wilhide <wilhide@conewagotwp.com>; Brian Klinger <Brian@conewagotwp.com>; John MacDonald <jmacdonald@conewagotwp.com>

Cc: Bethany Inman <binman@conewagotwp.com>

Subject: FW: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township

Thank you,

Shanna Housman
Office Administrator
Conewago Township
490 Copenhaffer Rd.
York, PA 17404
717-266-2122

-----Original Message-----

From: Bailey Koernig

Sent: Sunday, October 26, 2025 9:36 PM

To: Shanna Housman <shousman@conewagotwp.com>

Subject: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township

[You don't often get email from <https://aka.ms/LearnAboutSenderIdentification>]

earn why this is important at

Address : 1345 Bowers Bridge Rd.

Date: October 26, 2025

Dear Chairman Zitnick and Members of the Planning Commission, I am submitting this comment for the public record concerning any zoning text amendments that would establish provisions for "data centers" as a conditional use within Conewago Township. I appreciate the opportunity to share my concerns as an adjacent property owner. I have a reliable source telling me how Microsoft is the one in partnership with this project. Along with the fact that I just recently moved into my first home at 20 years old. Even if my property itself wasn't affected or "bought out" I would be living in a chaotic and noisy environment. As somebody who works very hard to make money, and moved to a secluded area for a reason this completely defeats the purpose. I am an informed young woman who feels the importance of standing up for herself,

To: Conewago Township Board of Supervisors

Re: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township

From: Kelly Ann Kundratic

Address: 445 Bowers Bridge Road, Manchester, PA 17345

Date: October 24, 2025

Dear Chairman Zitnick and Members of the Planning Commission,

I am submitting this comment for the public record concerning any zoning text amendments that would establish provisions for "data centers" as a conditional use within Conewago Township. I appreciate the opportunity to share my concerns as an adjacent property owner and as someone deeply committed to preserving the agricultural integrity of this community, the county, and the Commonwealth of Pennsylvania.

Protecting Adjacent and Surrounding Landowners

If data centers are to be permitted in agricultural zones, what specific protections will be in place for surrounding landowners? These facilities create significant demands on water and energy, generate constant mechanical noise and light pollution, and alter the rural character of their surroundings. Residents who have invested in agricultural or residential properties will bear the costs: reduced water availability, higher energy prices, lower property values, and loss of peace and open space. The township should identify clear standards for mitigation and protection before approving any zoning amendments.

Integrity of Agricultural Zoning

Agricultural zoning exists to protect farmland, natural resources, and rural community character. Allowing industrial-scale uses through conditional use amendments or "overlays" undermines the intent of those protections. I've dedicated my professional life to agricultural leadership, education, and policy, and feel confident when I say **data is not an "innovative" agricultural commodity**. This proposed change effectively rewrites the law to accommodate the interests of specific applicants, setting a precedent that land designated for agriculture can be modified whenever it becomes financially advantageous to do so. This is neither sound land-use planning nor consistent with Pennsylvania's commitment to agriculture as an economic driver.

Public Trust and Long-Term Stewardship

While technology evolves and new land uses emerge, zoning is meant to guide development in *the public* interest, not in response to private opportunity. The perception of tailoring ordinances in response to individual developers or landowners erodes public trust. York County's agricultural heritage and productivity are among its greatest assets. Hasty decisions that trade legacy for short-term financial gain are both unethical and irreversible. We see the effects of fragmented and industrialized farmland all around us, degrading Conewago and adjoining townships natural habitats beyond repair. These reckless decisions leave a dark, irrevocable stain on our shared future.

Considerations for Wildlife Habitat and Protected Species

Proposed zoning changes also raise serious concerns about wildlife habitat. The Susquehanna River and its tributaries, including the Conewago Creek watershed, provide essential habitat for bald eagles and other protected species. I have personally observed eagles foraging and nesting on and near my property, including on parcels recently approved for solar development. Introducing an industrial-scale use such as a data center in an agriculturally zoned, wooded, riparian area is likely to disrupt these habitats. The township should ensure that any proposed language complies with federal wildlife protection laws and every site undergoes environmental impact reviews for public consumption, prior to approval.

Preserving the American Dream

My fiancé and I moved here because this place represented our dream: quiet, open land, and a community rooted in stewardship and self-determination. Allowing industrial development on agriculturally zoned land (especially land that for years has benefitted from agricultural tax incentives) undermines the very systems meant to protect that way of life. When ordinances are rewritten to favor private projects, it effectively replaces community-based land planning with de facto land planning by developers and those with financial influence, and rewards short-term profit over long-term stewardship. That trade-off cripples the dreams of current residents, which include your families and constituents who trusted you to protect them. The irrevocable damage would stand as testament to a new-age, sinister American dream—the great cash-out. What drew many of us here will be lost forever if agricultural land becomes a commodity for industrial conversion rather than a foundation for our shared rural heritage.

I respectfully urge the Board to deny use in this manner in the township and consider the great risks posed to the future of this place we all call home. At the very least, please defer action on any proposed language changes until full environmental impact assessments are conducted, clear standards are written to protect adjacent properties, agricultural resources, and residents are dutifully notified.

Thank you for considering this comment and for your responsibility to uphold the principles of fair, responsible, transparent, and community-driven land-use planning. Our collective future depends on it.

Sincerely,

Kelly Ann Kandratic
445 Bowers Bridge Road

FW: Meeting October 27, 2025

From: Bethany Inman (binman@conewagotwp.com)

To: larrykauffma

Date: Wednesday, October 29, 2025 at 02:53 PM EDT

Larry,

Here is another comment for the meeting.

Sincerely,

Bethany Inman

Zoning Officer

Conewago Township

490 Copenhaffer Road

York, PA 17404

717-266-2122 x13

Binman@conewagotwp.com

From: Jeff or Nancy Sleeger

Sent: Tuesday, October 28, 2025 8:07 AM

To: Shanna Housman <shousman@conewagotwp.com>; Bethany Inman <binman@conewagotwp.com>; lwithide@conewagotwp.com; bklinger@conewagotwp.com; John MacDonald <jmacdonald@conewagotwp.com>

Subject: Meeting October 27, 2025

You don't often get email from [arn why this is important](#)

First my apologies for leaving the meeting after 2 hours, (my husband could not sit longer due to back issues) so I missed my turn to speak.

I have limited my comments now because many were already brought forth and I was impressed by the research many speakers did.

Foremost, I am greatly concerned by the amount of loss of farm land and green space that has taken place in recent years. **WHY** did we bother to do all the surveys to conserve farmland for it to be ignored? The number of warehouses has already diminished our farm land and were approved without regard to the dangerous traffic increase without the infrastructure being done first. Our country roads are not able to handle tractor trailer traffic (Green Spring Road!!!). I cringe seeing tractor trailers trying to pass school buses at the curve at the spring at the corner of our property; Sometimes they actually run on the top of the spring and over the rolled edge into our yard.

To add Data Centers to our township will take up more farmland and compound our problems. It was stated that it would not affect the power grid but that has not been the experience of our son who lives in northern Virginia. They have lost power 3 times this summer and lost all their food (refrigerated/frozen while out of town). They are surrounded by Data Centers. Yes most of us love our computers, & phones and no one wants them in their back yard but our township already is burdened by "progress".

Basically, we do **NOT** want land use changes that would allow Data Centers.

Thank You, Nancy Sleeper; 655 Green Spring Road; York, PA 17404

To: Conewago Township Board of Supervisors
Re: Public Comment on Proposed Zoning Text Amendments for "Data Centers" in Conewago Township
From: James N. Rintoul, MD
Address: 1145 Bowers Bridge Road, Manchester, PA 17345
Date: October 27, 2025

Dear Chairman Zitnick and Members of the Planning Commission,

Please accept this written submission for the public record concerning proposed zoning text amendments to establish provisions for data centers as a conditional use in Conewago Township.

I have been fortunate to live in beautiful Manchester, Pa along the banks of the Conewago Creek for Three and a half Decades, for this privilege I have dutifully paid my taxes and maintained my property.

In return local authority's have monitored, regulated and inspected my every move under the guise of conserving of precious rural community. Which seems to be in opposition to policies of the new century when hundreds of acres of irreplaceable untouched countryside was sacrificed to commercial farming, and now similar entities are proposing permanent destruction to our natural heritage!

This proposition is outrageous by itself, but even more so by the support of the people, institutions and government that we have elected and supported with our tax dollars to represent the interests of the people of our Township and not that of Special interests and Big business!

Respectfully,
James N. Rintoul, MD
1145 Bowers Bridge Road, Manchester PA 17345

Official record submission from Adam Warner

Public Disclosure and Reporting

- Require annual, public, independently audited reports disclosing total annual electricity consumption, peak demand, source of electricity (utility mix), total annual water withdrawal and return flows, and all permit compliance metrics.
- Mandate that reports be posted to the township website and presented at a public meeting each year; failure to file on time or to meet disclosure standards triggers fines and may trigger suspension of operations.
- Require real-time energy and water dashboards accessible to the township for monitoring critical thresholds and compliance.

Heat Reuse and Efficiency

- Require a demonstrated plan to reclaim waste heat for a beneficial local use such as district heating, greenhouse agriculture, aquaculture, industrial partners, or municipal facilities; the plan must include feasibility analysis, engineered system design, and binding partnership agreements where applicable.
- Require energy-efficiency targets and a timeline to achieve them, plus verification that heat-recovery systems are maintained and operational; if on-site reuse is infeasible, require purchase of verifiable, local carbon offsets and an energy efficiency surcharge dedicated to community energy projects.

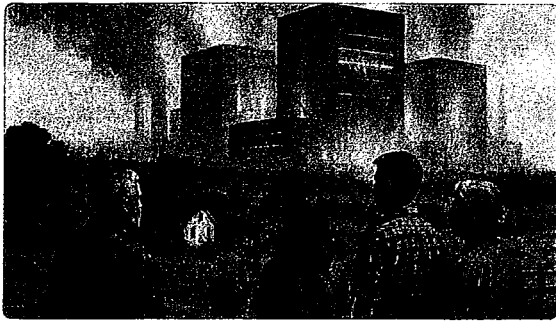
Local Tax and Economic Terms

- Require a baseline local tax agreement that guarantees community benefit while preventing tax erosion: a phased tax schedule where the effective tax rate is reduced by a fixed percentage each year only if demonstrable community benefits (local hiring, energy contributions, infrastructure safeguards) are met; otherwise, the rate remains at or above the jurisdictional standard.
- Define the annual percentage decrease as a fixed value the committee sets (example proposals: 0% no reduction, 1% conservative, 2–3% moderate) and require automatic claw back provisions if the facility fails to meet environmental, disclosure, or community-benefit conditions.
- Require an independent fiscal impact study paid by the applicant showing net fiscal impacts to schools, emergency services, and township budgets over 10 and 25 years; approval requires a non-negative net fiscal outcome.

Enforcement and Remedies

- Require performance bonds, escrows, or other financial guarantees covering infrastructure, environmental mitigation, reforestation, and decommissioning costs.
- Include clear annual compliance certifications, penalties for violations, suspension authority for serious breaches, and a requirement for a decommissioning and site restoration plan with secured funding before operations begin.

Stop AI data centers in Conewago Township



465^o

Verified signatures

Let's get to 500 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

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Recent signers:

Valerie Long • 21 hours ago

Uinda Jullite • 22 hours ago

Lori Young • 23 hours ago

Zachary Knappenberg • 1 d

Decision Makers: Frank Graybill • 2

8 Supporters' Voices

The Issue

In recent months, the residents of Conewago Township have faced a troubling development: the local government appears to be proceeding with plans to rezone land for the construction of AI data centers. Unfortunately, this is being done without providing the transparency and consideration that the community rightfully deserves.

As residents, we are deeply concerned about the long-term implications of bringing such facilities into our township. The potential environmental impact of AI data centers cannot be underestimated. These centers are notorious for their extensive water consumption and high electricity requirements, which our existing infrastructure is not equipped to support. Moreover, without comprehensive waste management plans, the risk of environmental pollution and degradation is significant.

We, the people of Conewago Township, do not consent to having our land exploited for this purpose, particularly when it serves to line the pockets of a few rather than enhancing our community's welfare. We value our right to know what is happening in our township, and we demand clarity and answers regarding this decision.

Under the Right to Know Law, we insist on transparency and access to information from our local government. We urge our elected officials to halt the rezoning process until full and informed discussions can take place. Additionally, ordinances must be implemented to ensure that any future development is in the best interest of our community and environment.

We cannot stand by as our township's resources are depleted and our environment compromised. We must act now to protect our land, our water, and our community for current and future generations. Join us in demanding that our local government prioritizes the needs of the residents of Conewago Township over external commercial interests.

Sign this petition to stop AI data centers in Conewago Township and protect our community's future.

#	Name	City	State	Postal Code	Country	Signed On
1	Lynn B	York	PA	17406	United States	10/22/2025
2	Reilly Williams	York	PA	17406	United States	10/22/2025
3	N A	Бричень	PA	17408	United States	10/22/2025
4	Amanda Goldblatt	York	PA	17404	United States	10/22/2025
5	Zachery Harnish	Dover	PA	17315	United States	10/22/2025
6	Bradley Baublitz	Manchester	PA	17345	United States	10/22/2025
7	Amanda Scheler	York	PA	17406	United States	10/22/2025
8	Casey Combs	York	PA	17345	United States	10/22/2025
9	Chris Scheler	York	PA	17406	United States	10/22/2025
10	Heather Smeltzer	York	PA	17406	United States	10/22/2025
11	Dereck Jadro	Manchester	PA	17345	United States	10/22/2025
12	Russell Robinson	Chico	CA	95928	United States	10/22/2025
13	robert brown	York	PA	17404	United States	10/22/2025
14	Melissa Meador	Dover	PA	17315	United States	10/22/2025
15	Brandon Holder	Gardners	PA	17324	United States	10/22/2025
16	Amy Becker	Dover	PA	17315	United States	10/22/2025
17	Meredith Stoltzfus	York	PA	17406	United States	10/22/2025
18	Sarah Martin	Dover	PA	17315	United States	10/22/2025
19	Ray Stoltzfus	York	PA	17406	United States	10/22/2025
20	Corey Fuhrer	York	PA	17404	United States	10/22/2025
21	Betsy Reiner	Dover	PA	17315	United States	10/22/2025
22	Luis Jara	York	PA	17406	United States	10/22/2025
23	Kylie Pick	York	PA	17404	United States	10/22/2025
24	Adam Knox	York	PA	17404	United States	10/22/2025
25	Stacy Miller	Dover	PA	17315	United States	10/22/2025
26	Mikey Sanchez	Mcallen	TX	78501	United States	10/22/2025
27	Larry McDaniel	York	PA	17404	United States	10/22/2025
28	Joshua Nace	York	PA	17404	United States	10/22/2025
29	Kristy Lalic	Dover	PA	17315	United States	10/22/2025
30	Beth Horton	Baltimore	MD	21201	United States	10/22/2025
31	Kelly Marlow	Dover	PA	17315	United States	10/22/2025
32	MaryAnn Albright	York	PA	17404	United States	10/22/2025
33	Sarah Davis	Dover	PA	17315	United States	10/22/2025
34	Cheryl Long	York	PA	17404	United States	10/22/2025
35	Amanda Carlos	York	PA	17404	United States	10/22/2025
36	Courtney Nade	York	PA	17404	United States	10/22/2025
37	Fran Miller	York	PA	17404	United States	10/22/2025
38	Brooke Stoner	York	PA	17406	United States	10/22/2025
39	Zach Stoner	York	PA	17406	United States	10/22/2025
40	Cherie Rippetoe	Manchester	PA	17345	United States	10/22/2025
41	Teresa Rudy-Sweitzer	Dover	PA	17315	United States	10/22/2025
42	Alan Bristow	New Bury	VT	1951	United States	10/22/2025
43	Amy Forney	York	PA	17404	United States	10/22/2025

88	Brandi Wiafe	YORK	PA	17404	United States	10/22/2025
89	Lori Dugan	York Haven	PA	17370	United States	10/22/2025
90	Jessie Doyle	York	PA	17404	United States	10/22/2025
91	Lora Hartzell	Dover	PA	17315	United States	10/22/2025
92	Tracey Neff	York	PA	17404	United States	10/22/2025
93	Tracy Neff	York	PA	17404	United States	10/22/2025
94	Robert Doyle	York	PA	17404	United States	10/22/2025
95	Samantha Book	York	PA	17404	United States	10/22/2025
96	Nancy Wolfrays	Dover	PA	17315	United States	10/22/2025
97	Gena Herr	Dover	PA	17315	United States	10/22/2025
98	Alyssum Keefer	Manchester	PA	17345	United States	10/22/2025
99	Isabella Shaffer	Mount Wolf	PA	17347	United States	10/22/2025
100	Susan Linsey	Goldsboro	PA	17319	United States	10/22/2025
101	Priscilla Bachman	York	PA	17406	United States	10/22/2025
102	Megan Link	York	PA	17404	United States	10/22/2025
103	Jodi Thomas	York	PA	17408	United States	10/22/2025
104	Janelle Reger	York	PA	17404	United States	10/22/2025
105	Umair Aziz	Mount Wolf	PA	17347	United States	10/22/2025
106	Tara Taylor	York	PA	17404	United States	10/22/2025
107	Elijah Hartzell	Dover	PA	17315	United States	10/22/2025
108	Makenzi Link	York	PA	17404	United States	10/22/2025
109	Gabe Luckenbaugh	Dover	PA	17315	United States	10/22/2025
110	Giovanna Raffensberger	York	PA	17406	United States	10/22/2025
111	Jasmyne Arrington	York	PA	17401	United States	10/22/2025
112	Yekaterina Vdov	York	PA	17404	United States	10/22/2025
113	Sabrina Potvin	Wellsville	PA	17365	United States	10/23/2025
114	Sarah Gouker	York	PA	17406	United States	10/23/2025
115	Ryan Link	York	PA	17404	United States	10/23/2025
116	Ashley Yanich	York	PA	17406	United States	10/23/2025
117	Laura Patrick	York	PA	17403	United States	10/23/2025
118	Sarah Shanely	Stevens	PA	17578	United States	10/23/2025
119	Hope Kolodzieski	Manchester	PA	17345	United States	10/23/2025
120	Tricia Ward	Yoe	PA	17313	United States	10/23/2025
121	Lauralye Kennedy	Mount Wolf	PA	17347	United States	10/23/2025
122	Amanda Sweeney	Mount Wolf	PA	17347	United States	10/23/2025
123	Liana Lunchenko	York	PA	17404	United States	10/23/2025
124	Renee Lannan	York	PA	17404	United States	10/23/2025
125	Jana Zeigler	Dover	PA	17315	United States	10/23/2025
126	Christi Brown	York	PA	17404	United States	10/23/2025
127	Rebekah Craig	Valley Green	PA	17319	United States	10/23/2025
128	Lacy Geister	Dover	PA	17315	United States	10/23/2025
129	Michala Druck	York	PA	17404	United States	10/23/2025
130	Dylan Nade	York	PA	17404	United States	10/23/2025
131	Tyler Oates	Dallastown	PA	17313	United States	10/23/2025

176	Alissa Shrider	Dover	PA	17315	United States	10/23/2025
177	Amber Hewitt	Manchester	PA	17345	United States	10/23/2025
178	DANIEL Mozhelyuk	York	PA	17406	United States	10/23/2025
179	Nicole Whitebread	Dover	PA	17315	United States	10/23/2025
180	Sarah Messina	York	PA	17406	United States	10/23/2025
181	Christina Reynolds	Taylor	TX	76574	United States	10/23/2025
182	Adam Warner	Manchester	PA	17345	United States	10/23/2025
183	Samantha Flickinger	New Park	PA	17352	United States	10/23/2025
184	Shane Swift	York	PA	17404	United States	10/23/2025
185	Judy Hake	Dover	PA	17315	United States	10/23/2025
186	Sarah Walker	Mount Wolf	PA	17347	United States	10/23/2025
187	Amanda Adams		PA	17319	United States	10/23/2025
188	Kat Tedesco	Mount Wolf	PA	17347	United States	10/23/2025
189	Kyle Whitebread	Dover	PA	17315	United States	10/23/2025
190	Jordan Thompsom	Elizabethtown	PA	17022	United States	10/23/2025
191	Dona Crouse	York	PA	17408	United States	10/23/2025
192	Nicole Jerrard	Dover	PA	17315	United States	10/23/2025
193	Resa Kepner	Harrisburg	PA	17105	United States	10/23/2025
194	Summer Poteet	Mount Wolf	PA	17347	United States	10/23/2025
195	Donald Henderson	Lebanon	PA	17042	United States	10/23/2025
196	Melissa Borsato	Vancouver	WA	V5Z	Canada	10/23/2025
197	Thomas Ferrara	York	PA	17404	United States	10/23/2025
198	Matthew Shively	Dover	PA	17315	United States	10/23/2025
199	Christian Weir	York	PA	17406	United States	10/23/2025
200	Ryan Geisler	Dover	PA	17315	United States	10/23/2025
201	Kelsey Anderson	York	PA	17404	United States	10/23/2025
202	Amy Hermanns	Red Lion	PA	17356	United States	10/23/2025
203	Jensen Stauffer	York	PA	17408	United States	10/23/2025
204	Jeremy Spangler	Mount Wolf	PA	17347	United States	10/23/2025
205	Kelly Kundratic	Manchester	PA	17345	United States	10/23/2025
206	Misty Zimmer	Mount Wolf	PA	17347	United States	10/23/2025
207	Hali Stough	Dover	PA	17315	United States	10/23/2025
208	Katie Neary	Dover	PA	17315	United States	10/23/2025
209	Milo Hooper	York	PA	17404	United States	10/23/2025
210	Alyssia Quickel	York	PA	17404	United States	10/23/2025
211	Cheryl Smyers	York	PA	17406	United States	10/23/2025
212	Ashley Ruleman	York	PA	17406	United States	10/23/2025
213	Unice Pacheco	York	PA	17406	United States	10/23/2025
214	Kara Roasnder	Manchester	PA	17345	United States	10/23/2025
215	Kate Aeschleman	Gilbert	AZ	85234	United States	10/23/2025
216	Cathy Kundratic	Fallston	MD	21047	United States	10/23/2025
217	Ian Abenshon	York	PA	17347	United States	10/23/2025
218	Zach Bair	Manchester	PA	17345	United States	10/23/2025
219	Larry Raffensberger	York	PA	17406	United States	10/23/2025

264	Jeff Miller	Mount Wolf	PA	17347	United States	10/23/2025
265	Sunday Field	Dover	PA	17315	United States	10/23/2025
266	Molly Matos	York Haven	PA	17370	United States	10/23/2025
267	Tracy Lau	Mount Wolf	PA	17347	United States	10/23/2025
268	Christopher Raby	Manchester	PA	17345	United States	10/23/2025
269	Michelle Altland	Wrightsville	PA	17368	United States	10/23/2025
270	Brett Grothouse	York	PA	17406	United States	10/23/2025
271	Samantha Packer	York	PA	17406	United States	10/23/2025
272	Pamela Williams Williams	York	PA	17406	United States	10/23/2025
273	Lisa Berg	Mount Wolf	PA	17347	United States	10/23/2025
274	Erin Gill	Dover	PA	17315	United States	10/23/2025
275	Cooper McWilliams	York	PA	17345	United States	10/23/2025
276	Scott Prowell	Mount Wolf	PA	17347	United States	10/23/2025
277	Les Weibley	Manchester	PA	17345	United States	10/23/2025
278	Mercedes Wells	Manchester	PA	17345	United States	10/23/2025
279	Kayla Hanline	York	PA	17408	United States	10/23/2025
280	Tori Anderson	York	PA	17404	United States	10/23/2025
281	Teresa Jeffers	Red Lion	PA	17356	United States	10/23/2025
282	Gregory Sommer	York	PA	17406	United States	10/23/2025
283	Delaney Milsted	Mount Wolf	PA	17347	United States	10/23/2025
284	Samantha Dunn	Mount Wolf	PA	17347	United States	10/23/2025
285	Matthew Luckenbaugh	Manchester	PA	17345	United States	10/23/2025
286	Lisa Godden	York	PA	17406	United States	10/23/2025
287	Sue Emig	Spring Grove	PA	17408	United States	10/23/2025
288	Krystle Roser	Mount Wolf	PA	17347	United States	10/24/2025
289	Julie North	Jefferson City	TN	37760	United States	10/24/2025
290	Elizabeth Garpstas	Yorkana	PA	17406	United States	10/24/2025
291	Inge Olson	York	PA	17404	United States	10/24/2025
292	Ashlen Fuhrman	Red Lion	PA	17356	United States	10/24/2025
293	Christina Pokrifka	York	PA	17406	United States	10/24/2025
294	Lance Pokrifka	York	PA	17406	United States	10/24/2025
295	Jessica Salisbury	Manchester	PA	17345	United States	10/24/2025
296	Melissa Stoltzfus	Manheim	PA	17545	United States	10/24/2025
297	Bradley Hawkins	Etters	PA	1319	United States	10/24/2025
298	Jordan Axe	Manchester	PA	17345	United States	10/24/2025
299	Melissa Ellis	Manchester	PA	17345	United States	10/24/2025
300	Ian Shrider	Dover	PA	17315	United States	10/24/2025
301	Amber Travis	York	PA	17406	United States	10/24/2025
302	Constance Feeser	York	PA	17406	United States	10/24/2025
303	Alan Nally	Manchester	PA	17345	United States	10/24/2025
304	Edward Smith	York Haven	PA	17370	United States	10/24/2025
305	Jocelyn Cantler	Philadelphia	PA	19111	United States	10/24/2025
306	Ireland Patrick	Harrisburg	PA	17111	United States	10/24/2025
307	Ryan McCreary	York	PA	17406	United States	10/24/2025

352	meggan rodriguez	York	PA	17403	United States	10/24/2025
353	Cara McWatters	York	PA	17404	United States	10/24/2025
354	Melissa Miller	Mount Wolf	PA	17347	United States	10/24/2025
355	Catalina Westover	Manchester	PA	17345	United States	10/24/2025
356	Jennifer Smith	Mount Wolf	PA	17347	United States	10/24/2025
357	Tammy Lynn Repp	York Haven	PA	17370	United States	10/24/2025
358	Meredith Rouse	York haven	PA	17370	United States	10/24/2025
359	Mia Alicea	Manchester	PA	17345	United States	10/24/2025
360	Elijah Burgos	Orange Park	FL	32065	United States	10/24/2025
361	Angela McKenzie	York	PA	17408	United States	10/24/2025
362	Sarah Malachowski	York	PA	17406	United States	10/24/2025
363	Kierston Crouse	Manchester	PA	17345	United States	10/24/2025
364	Hailie Reifsnyder	Mount Wolf	PA	17347	United States	10/24/2025
365	Allison Davis	York	PA	17404	United States	10/24/2025
366	Mike Bailey	York Haven	PA	17370	United States	10/24/2025
367	Christopher Keller	York	PA	17406	United States	10/24/2025
368	Barbara Whittaker	Manchester	PA	17345	United States	10/24/2025
369	Kara Hetrick	Dover	PA	17315	United States	10/24/2025
370	Olivia Becker	Mount Wolf	PA	17347	United States	10/24/2025
371	Rachel Thompson	York	PA	17404	United States	10/24/2025
372	Pam White	York Haven	PA	17370	United States	10/24/2025
373	Michele Drivas	York	PA	17403	United States	10/24/2025
374	Beth Frank	Niarada	MT	59845	United States	10/24/2025
375	Sarai Stephens	Harrisburg	PA	17111	United States	10/24/2025
376	Brandon Thames	York	PA	17404	United States	10/24/2025
377	kelly veres	Valley Green	PA	17319	United States	10/24/2025
378	Joella White	York Haven	PA	17370	United States	10/24/2025
379	Kathy Snow	Mount Wolf	PA	17347	United States	10/24/2025
380	brady dravk	Manchester	PA	17345	United States	10/25/2025
381	Brayden Frazier	Mount Wolf	PA	17347	United States	10/25/2025
382	Jared Hammers	York	PA	17406	United States	10/25/2025
383	Lynn Freeze	Manchester	PA	17345	United States	10/25/2025
384	Michelle Heiges	Manchester	PA	17345	United States	10/25/2025
385	z k	pa	PA	pa	United States	10/25/2025
386	JoAnn Fuhrer	York	PA	17404	United States	10/25/2025
387	Justin Grabowski	York	PA	17404	United States	10/25/2025
388	Nicole Manning	sharonville	OH	45241	United States	10/25/2025
389	James C				United States	10/25/2025
390	Autumn Anderson	York Haven	PA	17370	United States	10/25/2025
391	Jacob Birx	Airville	PA	17302	United States	10/25/2025
392	William McCoy	Dover	PA	17315	United States	10/25/2025
393	Ben Wortman	Manchester	PA	17345	United States	10/25/2025
394	Bryson Haugh	York Haven	PA	17370	United States	10/25/2025
395	Kristen Spangler	Lewisberry	PA	17339	United States	10/25/2025

440	Valerie Long	York	PA	17406	United States	10/26/2025
441	Jennifer Miiller	York	PA	17404	United States	10/26/2025
442	Scott Seaver	Manchester	PA	17345	United States	10/26/2025
443	Arthur Kopp	York	PA	17408	United States	10/27/2025
444	Cole Baer	Manchester	PA	17345	United States	10/27/2025
445	Bailey Koernig	Manchester	PA	17345	United States	10/27/2025
446	Logan Spahr	Goldsboro	PA	17319	United States	10/27/2025
447	Nala Clarke	Lakeland	FL	33801	United States	10/27/2025
448	Tiffany Whalen	Altoona	PA	16601	United States	10/27/2025
449	Lauren Lahue	Hanover	PA	17331	United States	10/27/2025
450	Jan Shain	Manchester	PA	17345	United States	10/27/2025
451	Sharon Roser	Dover	PA	17315	United States	10/27/2025
452	Angie Fairchild	Hanover	PA	17331	United States	10/27/2025
453	Megan Campbell	Mechanicsburg	PA	17055	United States	10/27/2025
454	Wayne Williams	York	PA	17406	United States	10/27/2025
455	Hanna Harman	York	PA	17408	United States	10/27/2025
456	Robert Rowe	Hamilton	ON	L8E 3V6	Canada	10/27/2025
457	Gavin Beecher	Mount Wolf	PA	17347	United States	10/27/2025
458	Kayden Mummert	Mount wolf	PA	17347	United States	10/27/2025
459	Cyncere Johnson	York	PA	17404	United States	10/27/2025
460	Tara Clevestine	Lancaster	PA	17603	United States	10/27/2025
461	Nancy Walker	York	PA	17404	United States	10/27/2025
462	Dalton Ream	York Haven	PA	17370	United States	10/27/2025
463	Mychelle Boozer	York	PA	17403	United States	10/27/2025
464	Kyle Adams	York	PA	17404	United States	10/27/2025

Name	City	State	Postal Code	Commented Date	Comment
Russell Robinson	Chico	CA	95928	10/22/2025	"Get rid of Both AI & Data centers for eternity"
Miya Robertson	York	PA	17404	10/22/2025	"AI itself isn't bad, but in moderation. But how much moderation is there if we're choosing AI over the natural land and environment we call home?"
Umair Aziz	York	PA	17404	10/22/2025	"We need to protect our property. We dont want price to decrease"
Shawnee Roberts	York	PA	17404	10/23/2025	"Keep our land open and clear. STOP BUILDING CRAPI"
Kelly Kundratic	Harrisburg		17102	10/23/2025	"When we settled in Conewago Township, we believed we'd found our slice of heaven. It was quiet, beautiful, and deeply connected to the land. This proposed data center would change that forever. The use is incompatible with the surrounding agricultural and residential area and would bring constant noise, harsh light, groundwater risks, and wildlife disruption. Moving this forward would leave a permanent scar on this landscape and mark those who supported it as the leaders who chose industrial development over community and conservation. These decisions are reckless and impact real people."
Russell Witt	Manchester	PA	17345	10/23/2025	"There is no need for this in our area!!!"
Jocelyn Cantler	Philadelphia	PA	19111	10/24/2025	"We need to protect the community and its values. Please dont let this be built in our backyard."
Jennifer Kepner	Etters	PA	17319	10/25/2025	"Let's not lay down and take this like we did the scamdemic, shall we? AI is already assisting children in suicide, let's not give it more power. They showed you in the mass amount of movies about it, what's in store. Believe them."

Melissa Meador

1995 Jug Rd.

Dover PA 17315

I am requesting that the following be entered into the official record.

By providing these statements and expressing concerns, it is important that there be no negative retribution against residents who choose to speak up. Community input should be respected and protected, and residents must feel empowered to voice their opinions without fear of retaliation.

I feel that based on the lack of a comprehensive Conewago Township Land Use Plan that is collaboratively developed, publicly and easily available, the below outlines why our township should not support the development of a data center in the township.

1. Conflicts with the Township's Agricultural and Rural Identity

Land Use Priorities: Our township's plan should emphasize the importance of preserving agricultural land and maintaining the rural character of the community. The development of a data center—typically a large industrial facility—could undermine these priorities. A data center requires significant land area and infrastructure, potentially displacing valuable agricultural land or disrupting open, natural spaces.

Loss of Farmland: If the rezoning leads to the conversion of agricultural land to industrial use, it contradicts the township's ability to preserve agricultural land and will diminish the region's agricultural identity.

2. Incompatibility with Existing Zoning and Land Use

Spot Zoning Risks: The proposed rezoning should be perceived as a form of spot zoning, where a specific area is rezoned for a use that is inconsistent with the surrounding land uses, often to benefit a specific property owner or developer, which is apparent by Mr. Klinger's position on this board and his oversight of the planning commission. Spot zoning undermines the credibility and integrity of zoning laws, and it can be seen as a favor to private interests at the expense of the broader community's planning objectives.

Disruption of Community Planning: The township's land use should be designed to stage future growth and focus development around existing infrastructure for efficiency. Introducing an industrial use like a data center—especially in areas not designated for such uses—could disrupt this balanced, planned approach and result in disjointed industrial growth that harms the

township's long-term vision. With the addition of the new Freedom Square, a data center could negatively impact this project.

3. Environmental Concerns

Impact on Natural Features: Data centers typically require substantial energy for cooling, backup power, and operations, which will put added strain on the local environment. The Comprehensive Plan stresses the importance of protecting natural features, and large industrial developments will conflict with these environmental protections, particularly if they are in environmentally sensitive areas like rural areas, wetlands or floodplains.

Energy Use & Carbon Footprint: Data centers are energy-intensive operations. If the township is working toward sustainability and environmental goals, such high energy consumption will directly contradict efforts to reduce the carbon footprint and promote renewable energy sources.

Noise and Aesthetic Impact: Data centers can produce significant noise from cooling systems, generators, and HVAC equipment that can be heard for at least 2.5-3 miles away. What homes and businesses will be impacted by this? This will be a disturbance to surrounding areas, particularly near residential and rural communities to wildlife and residents who live within proximity of the data center. In addition, large industrial facilities often have a stark, utilitarian appearance, which may clash with the township's aesthetic or environmental preservation goals. For an example of this noise and the impacts in a rural areas please reference the data center noise at the Great Oak community outside of Manassas VA at <https://www.youtube.com/shorts/9ByT2TU02DM> and <https://www.youtube.com/watch?v=Jf1FFqbZ1X8>.

4. Inadequate Infrastructure and Economic Displacement

Lack of Existing Infrastructure: Our township development should be focused on existing infrastructure to maximize efficiency. Data centers require specialized infrastructure, including high-capacity electrical grids, fiber-optic lines, and road access for maintenance and delivery. If the area designated for rezoning lacks this infrastructure, the township could face significant costs to upgrade utilities, roads, and services to support the data center. Many homes in this area also rely on wells for our primary source of water, if a data center were to tap into the existing aquifer, this could dry up our wells and encroach on our water rights.

Economic Displacement: Data centers tend to displace forms of local economic activity that may be more in line with the township's vision, such as agriculture or local businesses. This could

harm the long-term economic health of the community by reducing opportunities for more diverse, sustainable employment and economic activities and negatively impact home values, which in turn will impact future income for the township. This could divert resources away from more community-oriented projects such as the new Freedom Square.

5. Zoning Amendment Process & Risk of Conditional Use

Conditional Use Uncertainty: Although the proposed zoning amendment allows data centers as a conditional use, this means that each data center proposal would be subject to a case-by-case review by the township. This process introduces significant uncertainty that our township leadership will provide transparency to the residents.

Potential for Further Zoning Shifts: Approving the rezoning for one data center could set a precedent for further rezoning in the future, leading to piecemeal industrialization in areas that are supposed to be reserved for agriculture, parks, or residential development. This could result in a gradual erosion of the township's character and planning goals.

6. Long-Term Environmental Risks

Environmental Degradation: Large-scale industrial projects, such as data centers, can have unintended long-term consequences on the local environment, particularly if they lead to increased water runoff, air pollution, or harm to local wildlife.

7. Reputation and Public Trust

Transparency and Accountability: This rezoning process is being viewed as driven by private interests (e.g., financial gain for a developer) rather than the township's broader goals and has damaged public trust in local governance. The perception that zoning laws are being changed for personal gain is undermining confidence in the township's commitment to serving the best interests of all residents.

Legal Repercussions of Spot Zoning: This rezoning could be seen as a case of spot zoning for the benefit of private interests; this board could be exposing the township to legal challenges. This could result in wasted resources and significant legal fees.

Conclusion:

Conewago Township leadership should not support the proposed rezoning for the following key reasons:

Conflict with Agricultural and Rural Preservation: The rezoning would undermine the communities' commitment to preserving agricultural land and rural spaces, essential components of its identity and long-term vision.

Spot Zoning and Lack of Consistency: The proposed rezoning appears to be spot zoning and benefiting the private interests of Brian Klinger at the expense of broader community goals, which could lead to legal challenges and public opposition.

Environmental and Infrastructure Concerns: Data centers require substantial infrastructure upgrades and will directly contribute to environmental degradation, noise, wildlife ruin, and other disruptions, all which conflict with the township's preservation goals.

Community Opposition and Economic Displacement: The proposal risks significant community pushbacks and could displace other more sustainable forms of development, such as agriculture and small businesses.

Long-Term Planning Risks: Approving the rezoning could set a dangerous precedent for future, unplanned industrial development, ultimately leading to fragmented growth and erosion of the township's strategic planning goals.

Development of a Comprehensive Land Use Plan: Request that the township create a comprehensive plan to allocate municipal resources towards local goals and objectives that is created by bringing together the planners, elected officials, citizens, businesses and the school district to create a vision and plan to preserve our township but to also allow it to successfully grow in ways that the citizens that pay taxes want to support.

For these reasons, the township should carefully reconsider or reject the proposed rezoning, and instead continue to focus on transparent, balanced, sustainable development that aligns with the community's values and long-term goals through a collaboratively developed land use plan.