

Conewago Township Planning Commission
6:00 PM, December 15, 2025

Present: Daryl Hull (Chairman), Brandon Musser (Vice Chairman), Fritz Neufeld, Lawrence Kauffman, Bethany Inman (Zoning Officer), and 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: After discussion on the minutes of the previous meeting, Fritz Neufeld moved, and Brandon Musser second, that the minutes of October 27, 2025, meeting be tabled until our next meeting. Motion carried. Vote: 4-0

C. Public Requests:

James Zander, of Bremer Rd., asked when the Conewago Township Public Comment Policy was developed. Daryl said he didn't know, but a policy was around for quite a while. Mr. Zander also questioned how items are submitted for inclusion in the agenda. Specifically, suggested topics include Township Civics, Freedom Square, and Farmland Preservation. In particular, providing a better understanding of how the commission works, their responsibilities, etc. And secondly, a walkthrough of the Freedom Square proposal and how it is developing piece by piece. And then, an understanding of the process for changing zoning between agriculture and industrial.

Betsy Leppo, of Bremer Rd., said there needs to be opportunities for questions and answers, and an explanation of Fair Share.

Jenifer Campbell, of Conewago Creek Rd., also asked when we can get answers to our questions.

Jamie Legana, of E. Butter Rd., suggested that we make it hard and expensive to build a Data Center and question developers who propose changes to ordinances.

Daryl concluded the public comment by saying that a new draft of the applicable ordinance has not been completed.

D. Old Business: None.

E. New Business: Michael Bruce, engineer with Elsa Associates, presented a sketch plan for a multi-family dwelling development on Copenhaffer Rd., on behalf of Naomi Brown, who requested the sketch plan. The area included is part of 201, 235, and 255 Copenhaffer Rd., a total of 9.6 acres with frontage on Copenheaver Rd. and is zoned Village. The sketch includes 3 buildings on public roads and 10 buildings in the development, which would primarily be rental units.

Planning members commented that the cul-de-sac does not provide a second egress from the lot, the roadway should be 50 feet wide to allow for fire trucks, and the access drive must also be greater than 24 ft. The sidewalks need to be included since they will increase the amount of impervious surface, as will the need for much more parking space. Since the land is lower than Copenhaffer, all sewage would need to be pumped up to Copenhaffer Rd. Since the sketch plan indicates 76 units, that amount of sewer hookups is not currently available. A traffic impact study will need to be done to ensure that traffic volumes don't trigger a signal light at the Susquehanna Trail, that they might need to invest in.

Coleen Staub, of Copenhaffer Rd., asked if the developers reached out to local homeowners to see how it will impact them and the cost of another development.

F. Adjournment: Brandon Musser moved, and Fritz Neufeld second, to adjourn this meeting at 7:00 PM. Motion carried. Vote: 4-0 The next meeting scheduled is January 26, 2026.

Respectfully submitted,



Lawrence Kauffman,

Recording Secretary