

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D. Old Business: The Strinestown Solar Project has withdrawn their current Land Development Plan and received an extension of the Special Exception expiration date until September 30, 2026.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