Conewago Township Planning Commission
Minutes

490 Copenhaffer Road, York PA 17404
Monday June 22th, 2026 @ 6:00PM

1. **Call to order:** Chairman Hull called the meeting to order at 6:00pm and lead the Pledge of Allegiance. Members present at the meeting were Daryl Hull (Chairman), Fritz Neufeld, Lawrence Kauffman, Benjamin Parks, Mark Stivers (Manager/Zoning Officer) and Derek Rinaldo (Engineer with C.S. Davidson, Inc.). Absent: Brandon Musser (Vice Chair)
2. **Approval of March 23, 2026 minutes:** Motion by Mr. Parks and seconded by Mr. Neufeld to approve the March 23, 2026 minutes. Motion passed unanimously.
3. **-Recognition of public requests:**
   Mr. Zander asked for clarity as to the role of the Planning Commission related to the approval process for Data Centers and other related projects. Mr. Stivers gave an overview of the general process and role of the Planning Commission. He noted that the Planning Commission is advisory and the final action for these projects takes place at the Board of Supervisors.

   Kelly Price asked for the status of the Township Comprehensive Plan. Mr. Stivers responded and explained that the Township did adopt the multi-municipal comprehensive plan in 2024. The Township is now in the process of working with CS Davidson to develop a supplement to that adopted plan that will focus on a few specific issues, such as traffic. He noted that the formal process to develop the specific plan for the Township is just getting started now.

   Chairman Hull noted that what we adopted was a general plan and that we are looking to develop a more specific plan. Chairman Hull noted that this will be a public process with meetings and hearings before it is adopted.

   Jim Forry noted that he has a petition that people can sign to get on the ballot to have 5 supervisors in the Township. He also commented on the overall traffic issues in the Township. He commented that we need to put the residents first in the Township. There is a growing volume of trucks that are impacting the community.

   Jennifer Campbell asked about the status of the solar panels on the Rexroth property. Derek Rinaldo clarified that the Land Development plans were withdrawn but the Zoning approval has been extended until September 26, 2026. Mr. Stivers noted that there is currently no applications for a Data Center on that property. The Township is working through the draft ordinance now. So Mr. Stivers clarified that there is no

path forward for a data center on his property at this time, however the solar project is still technically active with the extension of the zoning approval.

Mr. Stivers noted that the draft of the Data Center ordinance and map will be posted on the Township Website.

4. **Old Business:** -
    a. **LD-01-2026 Carvana Land Development-** Cory Greene with Kimley Horn was present to present this project. Also present was Jennifer Roldan with Carvana. Mr. Greene noted that the project was before the PC in March and they have made changes to the plans. The current review letter from CS Davidson was reviewed.

    Concerns were raised regarding stormwater runoff. The Planning Commission had a long discussion regarding the traffic impacts from the site.

    Mr. Rinaldo commented that some of these transportation improvements were originally required by Freedom Square but the Carvana project came first. There are also improvements that are being made from the North Point project in Manchester Township. This project is responsible for the Route 83 SB right turn lane.

    Mr. Greene noted that construction for the Carvana project could potentially start in 2027.

    Marianne Albright commented about the traffic at Cloverleaf Road and Susquehanna Trail. Mr. Greene noted that they worked with PennDOT and the Township to develop the scope of the traffic study. The final study was based on the PennDOT scoping requirements. Mr Hull commented that when the warehouses were approved on Cloverleaf Road, the Township asked PennDOT if a light could be installed at this intersection.

    Cherie Rippetoe commented that there are lots of accidents on US 83. And with the opening of TMI, evacuation routes will be difficult with the current traffic issues. Other residents joined this conversation regarding the current traffic issued due to the recent growth in the Township.

    Mr. Hull requested Mr. Stivers look into the issue of trucks accessing smaller township roads and bring this to the attention of the Supervisors.

Mr. Greene commented that the east side of the project is the receiving area and the west side of the site is the vehicle prep area and where the technicians review and test drive the vehicles. Ms. Roldan commented that vehicles are purchased on-line so customers are not coming to this site to see and test drive vehicles.

Mr. Hull verified that York County Water will service the site. Mr. Greene and Ms. Roldan stated that they are actively working with York Water to determine the best route to bring water to this site. This will include fire hydrants to service this site. Mr. Hull stated that a hydrant placed at the north end of the project. This would provide additional water to help the fire company with fires in the Strinestown area. Mr. Hull also noted York Water may be approached to extend water into Strinestown. It was noted that this is just a discussion and there are no plans to expand public water into Strinestown.

Mr. Rinaldo reviewed the traffic study review prepared by HRG. Mr. Greene stated that he has no issues addressing those comments.

Mr. Greene noted that at full buildout, there will be about 2,800 new trips with 130 during the AM peak hour and 221 during the PM peak hour.

Mr. Rinaldo reviewed the June 17th CSD review letter. This is the 3rd review of this plan. He noted that the sewer planning module was not included and DEP is now requiring a full planning module. This will need to be reviewed. The main comments related to the traffic study and PennDOT's required comments. With regards to the stormwater report, Mr. Rinaldo commented that the additional impervious areas will need to captured. He noted that some of the facilities that are being proposed will over-detain runoff.

A motion by Mr. Neufeld and seconded by Mr. Parks to recommend approval of the waiver of Preliminary Plan. Motion passed unanimously.

Kelly Price asked about plans for any HAZMAT incidents on the site. Mr. Greene noted that the building where repairs will be completed is next to the existing building. He also noted that there will be separators for the car wash water. Ms. Roldan noted that there will be fuel tanks on site.

Ms. Rippetoe asked about the site lights currently on the site. Ms. Roldan commented that they will look into these lights.

A motion to table the Final Land Development Plan based on the comments from the traffic review prepared by ELA Group per the Township Traffic Ordinance. until comments have been received from PennDOT was made by Mr. Parks and seconded by Mr. Neufeld. Motion passed unanimously.

5. **New Business:** -
    a. **SD-02-2026 Fox Run Phase IV –** No one from this project was present to present this project.

    b. **SD-03-2026 95 Butter Road Minor Subdivision** – Joshua George with Landworks Civil Design was present to present this project. He noted that this is a two lot subdivision for the property located at 95 Butter Road. The plan will create a new lot that will be used by family for a new dwelling. The plan is just to create the lot. There will be on lot water and sewer facilities.

    Mr. Rinaldo reviewed the CS Davidson comment letter. The only comment he had is regarding the location of the proposed septic field and the location of the proposed well. There were also comments regarding the location of the proposed driveway. If a shared driveway is being proposed, an access easement will need to be provided. It was recommended that a separate driveway be provided for this lot.

    A motion by Mr. Parks and seconded by Mr. Neufeld to recommend approval of the two lot subdivision plan conditioned upon the CS Davidson review letter and if a shared driveway access agreement will be needed. Motion passed unanimously.

    c. **Case 04-2026 Kuhar Variance Request-** No one was present to present this comment. Mr. Rinaldo commented that the PC could still take action as this is going before the ZHB for approval of a variance.

    Mr. Hull commented that she should do this in respect to her neighbors. It was noted that she is requesting to have 3-5 chickens and no roosters.

    Motion by Mr. Parks and seconded by Mr. Hull to recommend to the ZHB approval of this variance in accordance with the application. The motion passed 3-1 (Mr. Neufeld voted no noting that chickens are agricultural animals).

    d. **SD-02-2026 Fox Run Phase IV –** Mr. Rinaldo noted that the board can take action on this plan as this is a Final Plan based on an approved preliminary

plan and there is no stormwater or permits to review. This plan is just to finalize this lot. All the technical work has been approved.

Motion to recommend approval of the Final Land Development plan conditioned on the CS Davidson review letter was made by Mr. Neufeld and seconded by Mr. Parks. Motion passed unanimously.

e. **Case 05-2026 Prosper development –** Naomi Brown, the applicant and their consultant, Joshua George from Landworks Civil Design, LLC were present to review the special exception project for a multi-family project. The site is approximately 10 acres. The application is for a special exception to allow multi-family units on this site. The current plan proposes 24' wide townhomes that are permitted by special exception in the Village zone.

This will be one lot. It was questioned if this will be developed under an HOA? Mr. George commented that this will most likely be a rental community held under one ownership rather than individual ownership.

The streets will remain private with a single access on Copenhaffer Road. Mr. George noted that the roads are 32 feet wide with limited opportunity for on-street parking due to the location of the driveways.

In keeping the roads private, will allow the development be in control of the upkeep and maintenance of the streets.

Chair Hull stated that he is not in favor of private streets and also not in favor of on-street parking due to the narrow streets. This is a fire safety concern for emergency access.

Mr. George noted that they have only developed a sketch or concept plan and they have not spent a lot of time in preparing the engineered plans.

With the emergency access drive, there may be a gate. Chair Hull asked if they can include a KNOX BOX for emergency access.

With the roads being private, there is concern that there will be a delay in winter maintenance. Mr. George commented that it may not be necessarily true. A private owner may be able to contract with a company to clear the road before the Township may be able to get to the roads.

With regards to sewer infrastructure, it may be possible to have some of the flows go to the development behind this project. This may limit the need for a pump station, thus allowing more via gravity flow.

Chair Hull asked about the traffic study that was requested previously. Mr. George commented that they are waiting to see if this use will be allowed before they spend the money of the traffic study. There were discussions on the current traffic conditions at the intersection of Copenhaffer Road and Susquehanna Trail. There is going to be need for traffic improvements to the existing road infrastructure.

Mr. George noted that there are no plans to connect the roads to any of the adjacent developments. This will be a one phase project with no plans for any additional units associated with this development.

Mr. Rinaldo noted that the SALDO doesn't clearly define this type of road. It functions more like a loop road than a cul-de-sac.

Mr. Stivers noted that this is before the planning commission right now for consideration of the multi-family use that is allowed as a special exception. If approved by the ZHB, this project will come back before the Planning Commission for Land Development.

Motion to not recommend approval of this project to the ZHB was made by Mr. Parks and seconded by Mr Neufeld. Motion passed unanimously.

6. **Other Business:** The Township will be holding a special meeting to discuss the draft ordinance to amend the zoning ordinance to provide regulations for Data Centers and their accessary uses within the Township.

7. **Adjournment:** Mr. Hull adjourned the meeting at 7:51 PM. The next meeting is scheduled for July 27, 2026.

Respectfully submitted,

Lawrence Kauffman,
Commission Secretary