

Conewago Township Planning Commission
6:00 PM, September 22, 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: Fritz Neufeld moved, and Brandon Musser second, that the minutes of August 25, 2025, meeting be approved. Motion carried. Vote: 4-0

C. Public Requests:

Stacey MacNeal, representing Rexroth Properties, pointed out that the solar option on their property has expired. She said she would like to help to develop a text amendment to the ordinances that would allow uses such as a data center. Their application has not been submitted yet, since the option just recently expired.

D. Old Business:

Bright Eye Solar, LLC has requested a time extension on their Land Development Plan to April 26th, 2026. It was passed onto Zoning or the Supervisors for action.

Kevin Brown, of Elysian Partners, LLC, reviewed their suggestions for a text amendment for a township ordinance that would permit Data Centers, as defined and provided in the text amendment, by Conditional Use. Members asked for a more definitive overlay going forward. Current changes to the text amendment include generated sound, the outside appearance, screening for sight and sound, an access road around the building, setbacks, and exterior access to the roof. They looked at using water to cool the servers but they will primarily use air cooling, hopefully using a closed loop cooling system similar to a vehicle AC unit. He said that the Data Centers don't want anything on their roof and solar panels would only produce a very minor amount of electricity compared to the amount of electricity they use. He said that the data area must be airtight with less than 15% oxygen. FM 200 and 1230 Novak would be used as a fire suppressant since sprinkler systems would not be compatible with all the equipment. Bethany said she will research what is required by code. He did not know if fire suppression chemicals are hazardous waste. He also said that there will be a 60 decibels maximum sound at the property line, including the use of backup electricity generators.

E. New Business:

Bethany reviewed the draft of the township official map and some of the changes, including designating potential park land and highlighting it and some historical locations such as the Boy Scout Camp Canoga. The highlighted new road would connect

the trail to Bowers Bridge Road. Some of the issues still under discussion were transportation improvements and other PennDot concerns. The private recreation areas should be removed, even though they are traffic generators. We will need to inform the County Planning Commission of our reasons for all the changes. Jessica Fieldhouse will also help do the overlay for the data centers.

With regard to the Land Development Plan for the Rexroth Properties, a suggestion was made to amend it to ensure that the land owner agree with the Plan.

F. Adjournment: Brandon Musser moved, Fritz Neufeld second, to adjourn the meeting at 7:02 PM. Motion carried. Vote: 4-0 The next meeting scheduled is October 27, 2025.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary