

March 12, 2026

The East Hopewell Township Planning Commission held its regular meeting at the Municipal Building at 7:00 p.m. Members present were Rob Davis (Chair), Dan Fowler (Vice-Chair), Sam Georgieff, Sharon Dorn, and Ed Cockey. Also attending were solicitors Samantha Craley-Byerts and Mike Craley, Township Secretary Laura Vasold, Mike Kosmicki, John Gray, Terri Mallory, and Randi Waldo.

Laura Vasold, Township Secretary, announced that the meeting would be recorded and that residents must state their name and address when addressing the Commission.

Rob Davis opened the meeting with the Pledge of Allegiance.

Approve Agenda

A motion was made by Dan Fowler, seconded by Ed Cockey, to approve the agenda. The motion carried unanimously.

Approve Minutes

A motion was made by Rob Davis, seconded by Ed Cockey, to approve the minutes of the December 11, 2025, Planning Commission meeting. The motion carried unanimously.

Special Events Ordinance – Review YCPC Comments

The Commission noted that the York County Planning Commission (YCPC) will review the Special Events Ordinance at its March 17, 2026 meeting. The Commission agreed to table discussion until the April 9, 2026 Planning Commission meeting, when YCPC comments will be available.

Winery Ordinance – Review YCPC Comments

The Commission noted that YCPC will also review the Winery Ordinance on March 17, 2026. The Commission agreed to table discussion until the April 9, 2026 meeting pending receipt of YCPC comments.

Data Center Development Ordinance – Initial Discussion

The Commission held an initial discussion regarding the development of a Data Center Ordinance. Topics included:

- Potential impacts on electrical infrastructure
- Noise and heat generation from cooling systems
- Compatibility with existing zoning districts
- Screening, buffering, and long-term maintenance requirements
- Avoiding de facto exclusionary zoning

- Review of ordinances adopted or drafted by neighboring municipalities

A motion was made by Dan Fowler, seconded by Rob Davis, to have the solicitor obtain copies of the Data Center Ordinances from North Hopewell Township and Crossroads Borough for Commission review. Motion carried unanimously.

A second motion was made by Dan Fowler, seconded by Rob Davis, to direct the solicitor to begin drafting an East Hopewell Township Data Center Ordinance, using the Hopewell Township draft ordinance as the base template and incorporating Commission concerns, including responsibility for required studies, buffer maintenance, and avoidance of exclusionary effects. Motion carried unanimously.

Review and Prioritize 2026 Comprehensive Subject Target List

Housing & Accommodations

A motion was made by Rob Davis, seconded by Sam Georgieff, to obtain sample ordinances addressing Short-Term Rentals (AirBnB-type uses) and Hardship Housing. The motion carried unanimously

Infrastructure & Land Use

The Commission identified the following as priority review areas for 2026:

- Coordination of roadway planning with anticipated development
- Evaluation of stormwater management requirements in light of increased rainfall intensity

These items will be incorporated into the broader ordinance modernization and intergovernmental coordination discussions.

Communications & Technology

The Commission identified the Small Wireless Communications Facilities Ordinance as a priority item due to ongoing regulatory changes. Further review will occur as part of the 2026 work plan.

Intergovernmental Coordination

The Commission discussed opportunities for collaboration with neighboring municipalities, including potential joint planning and zoning initiatives.

A motion was made by Rob Davis, seconded by Dan Fowler, to have the solicitor speak with North Hopewell Township and Crossroads Borough regarding potential intermunicipal coordination topics. The motion carried unanimously.

Ordinance Modernization

- 2015 Zoning Ordinance Update
- 2002 Subdivision & Land Development Ordinance Review
- 1975 Comprehensive Development Plan Review (with Crossroads)

A motion was made by Dan Fowler, seconded by Rob Davis, for the Secretary to locate the Township's signed ordinance book to support ordinance modernization efforts. The motion carried unanimously.

Public Comment

Public comment was opened at approximately 8:45 p.m.

Residents offered comments regarding:

- Balancing agricultural preservation with economic development
- Applicability of the Special Events and Winery Ordinances to existing businesses
- Interest in the timeline for updating the Township's Comprehensive Plan

General discussion followed regarding township governance, meeting procedures, and community involvement.

Adjournment

A motion was made by Dan Fowler, seconded by Rob Davis, to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 8:18 p.m.

Respectfully submitted,



Laura A. Vasold
Secretary