

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR AUGUST 13, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

Call to Order and Pledge of Allegiance

The August regular meeting of the East Hopewell Township Planning Commission was called to order at 7:00 p.m. by Chairman Rob Davis, followed by the Pledge of Allegiance.

Members Present: Chairman Rob Davis, Vice Chair Dan Fowler, Sharon Dorn and Ed Cockey. Absent was Sam Georgieff.

Also Present: Solicitors Mike Craley and Samantha Craley-Byerts, and Township Secretaries Julia DeVoe and Laura Vasold. Additional attendees were Attorney Robert Gavin, ZHB Applicants Tim & Pam Sherwood, ZHB Property Owners Ray & Judy Hamm, Steven Zook, Amos M Fisher, Amos S Fisher, Moses Miller, Mike Kosmicki, Randy Robertson, and Theresa Craley.

Announcements: Julia DeVoe announced that the meeting was being recorded and asked all attendees to state their names before speaking.

Agenda Approval: Dan Fowler moved to approve the agenda, seconded by Ed Cockey. Motion carried unanimously.

Minutes Approval: Ed Cockey moved to approve the minutes from the July 9, 2026, meeting, seconded by Dan Fowler. Motion carried unanimously.

New Business: Steven Zook sought guidance from the Planning Commission regarding Ordinance Section 513, Sawmill Operation. Mr. Zook is seeking guidance on roofing a 64' x 80' structure to cover his sawmill. Dan Fowler advised Mr. Zook that he would need to obtain a land development plan or request a waiver. The Planning Commission would review the waiver and recommend approval or denial to the East Hopewell Township Board of Supervisors. Solicitor Mike Craley advised that a waiver would require proof of hardship or a situation that is unique to the property. Rob Davis stated that the site plan must be drawn to scale and completed by a surveyor or engineer. Mr. Zook and his father-in-law, Amos Fisher, asked for clarification on the stormwater plan; he was advised to work with the Zoning Officer and an engineer. No motion was required.

Old Business:

Zoning Hearing Board Application – Subdivision Variance of 15586 Round Hill Church Rd.

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR AUGUST 13, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

Attorney Robert Gavin spoke on behalf of the applicants, Tim & Pam Sherwood, and property owners Ray and Judy Hamm. Attorney Gavin presented updated information following the Commission's July request for additional review by the Zoning Officer and SEO. After discussion, the Commission agreed the applicant provided the requested additional information and proved hardship. Key details include the following facts.

- The existing mill house is in the Rural Residential zone, not the Agricultural zone as previously believed; therefore, the farmstead limitation (§401.E) does not apply.
- The ag portion of the parcel is heavily wooded, steep, and bisected by a stream, making the area unsuitable for tillage.
- A significant hardship would be incurred if not allowed to proceed with the proposed plan due to Clean & Green Rollback of between \$80,000 and \$90,000. Allowing the proposal as stated would keep both parcels in Clean & Green, preserving agricultural farmland.
- SEO review confirmed that a backup septic area cannot be located near the stream or in wooded areas and must be placed uphill, requiring inclusion of ag acreage.

A motion was made by Dan Fowler, seconded by Ed Cockey, to recommend approval to the Zoning Hearing Board. Motion carried unanimously.

Data Center Development Ordinance – Review of First Draft

The Commission continued to review the draft Data Center ordinance, including the following.

- Confirmed maximum height restriction of 40 feet.
- Setbacks clarified to include 250 feet even when separated by a public street.
- In addition to an initial study, annual noise and vibration tests will be required; all costs associated with the monitoring will be the responsibility of the applicant/owner.
- Fire safety requirements will remain in the ordinance despite the concerns of YCPC. Ensuring the safety and training of emergency personnel is imperative.
- Lighting standards were tightened to prohibit any measurable illumination on residential properties.
- Buffer berm heights were set at 30 feet for Sensitive Receptors and 10 feet for collector/arterial roads.
- Water sourcing language was revised to remove the requirement for the Susquehanna River to be the primary water source. Potable well use is only allowed in bathrooms and kitchens.

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR AUGUST 13, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

- Green building requirements were updated from encouraged to shall. The updated requirements clarified solar readiness and rooftop solar.
- Decommissioning section was flagged for review in September.

Hardship Housing - §403.E Review

The Commission agreed to table the review until September's meeting; no motion required.

Stormwater Management Ordinance Update

Rob Davis reported that the Township's existing ordinance was last updated in 2002. Review still in process.

Ordinance Modernization Update

Due to staffing transition, the modernization efforts remain on hold; no motion required.

Solicitor's Report:

Solicitor Craley reported there were no new items to discuss.

Set Agenda for September Meeting:

Data Center Development Ordinance – Complete first draft

Hardship Housing – Review of §403.E

Stormwater Management Ordinance Update

Review of Planning Commission To-Do List

Land Use & Roadway Ordinance

Short-Term Rentals Ordinance

Adjournment:

Sharon Dorn made a motion to adjourn the meeting, seconded by Ed Cockey. Motion carried.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Julia DeVoe

Secretary