

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR JUNE 11, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

Call to Order and Attendance

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, and Ed Cockey.

Member not present: Sharon Dorn.

Also attending were Solicitors Samantha Craley-Byerts and Mike Craley, Township Secretary Laura Vasold, and residents Dean Miller, Theresa Craley, Mary Reeve, and David Reeve.

Announcements

Laura Vasold 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 with a correction to the agenda header. Motion carried unanimously.

Approve Minutes

A motion was made by Sam Georgieff, seconded by Dan Fowler, to approve the minutes of the May 14, 2026 meeting. Motion carried unanimously.

New Business

a. General Discussion – Homelessness Coordination Letter

The Commission briefly discussed an email circulated regarding a county-level homelessness coordination effort. Members noted that the issue involved municipalities signing a joint letter requesting the County take the lead on

enforcement and services, rather than individual municipalities acting independently. No action was required at this time.

Old Business

a. Data Center Development Ordinance – Continued Review

The Commission conducted an extensive working session to compare ordinances from multiple municipalities with the YCPC model. Key determinations included:

Zoning District & Approval Method

- Data centers will be permitted only in the General Commercial (GC) District.
- Approval will require a Special Exception.

Maximum Building Height

- The Township's existing GC height limit of 40 feet will apply.

Lot Coverage

- The existing 85% maximum coverage in §305.G will apply.

Setback from Residential Zones

- A 250-foot setback will be required where a data center adjoins or is near a residential zoning district.

Buffers & Screening

- Tiered buffer requirements will be incorporated, modeled on North Hopewell and YCPC guidance.

Noise Limits & Noise Studies

- A 45–55 dB limit at the property line will apply.
- Pre-construction and post-construction noise studies by a licensed engineer will be required.

Lighting Standards

- Peach Bottom Township's lighting standards will be used as the template.

Environmental Impact Assessment

- An EIA will be required with the Special Exception application.

Decommissioning Requirements

- Peach Bottom’s decommissioning standards will be adopted, including financial security and five-year updates.

Security Fencing

- Peach Bottom’s fencing standards will be used.

Annual Impact Fee

- The Commission expressed interest in including an annual impact fee; the Solicitor will review legal defensibility.

Water Consumption / Surface Water Protection

- A resident raised concerns regarding water usage.
- The Commission directed the Solicitor to include water-use and groundwater protection provisions.

Formal Motion

A motion was made by Dan Fowler, seconded by Sam Georgieff, to direct the Solicitors to prepare a new draft Data Center Development Ordinance using Peach Bottom Township’s ordinance as the base template, incorporating all decisions above. Motion carried unanimously.

b. Housing & Accommodations – Short-Term Rentals, AirBnB, Hardship Housing

The Commission reviewed comparison matrices and regional approaches. Members agreed that short-term rental regulation is not currently a priority and voted to table STR/AirBnB ordinance development.

The Commission will review “§403.E – Mobilehome for Family Member or Employee” at the next meeting, with a recommended title change to” Accessory Family Dwelling Units”, as it’s a more appropriate title. The main revisions will focus on septic requirements and on the removal of temporary hardship dwellings once they are no longer needed.

c. Stormwater Management Ordinance Review – Update

Chairman Davis reported that the Township’s stormwater ordinance remains outdated and requires full replacement. He will obtain a Word-format ordinance from Springettsbury Township as a starting point.

d. Ordinance Modernization – Consolidating Zoning Ordinance

The Secretary reported ongoing work to locate, digitize, and organize historic ordinances. The Solicitor commended the progress. The item will remain on future agendas.

Solicitor's Report

The Solicitor reported that the Marsteller subdivision plan will be considered by the Board of Supervisors in July due to the timing of plan revisions. Updated plan notes regarding dwelling rights have been added.

Set Agenda for Next Meeting

The Commission agreed to include:

- Data Center Ordinance – Review of first draft
- Hardship Housing – Review of §403.E
- Stormwater Management Ordinance – Update
- Ordinance Modernization – Update
- Review of Planning Commission To-Do List
- Solicitor's Report

Public Comment

David Reeve commented on the water consumption impacts of data centers and encouraged the Township to include water-use limitations and groundwater protection in the ordinance. The Commission agreed to incorporate this into the draft review.

Adjournment

A motion was made by Dan Fowler, seconded by Sam Georgieff, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,


Laura A. Vasold
Secretary