

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING  
TUESDAY, FEBRUARY 17, 2026 @ 7:00 P.M.  
MEETING ROOM AND VIA ZOOM**

Chair Patrick Gallagher called the February 17, 2026, Hopewell Township Planning Commission meeting to order at 7:00 PM. Also in attendance were Chuck Webster, Butch Hensel, Joe Shanabrough, Mark Smith, and Township Manager Amy Mottram

Approval of Minutes

Chair Gallagher motioned to approve the January 20, 2026, meeting minutes, as distributed and Hensel seconded. Motion carried.

Zoning Ordinance Amendment – Small Schools in the Conservation (CV) Zone

Chair Gallagher stated there is nothing changing, except to add another zone where a small school can be located. He motioned to move this through to the Board of Supervisors for approval and Smith seconded. Motion carried.

Zoning Ordinance Amendment – Data Centers

Chair Gallagher suggested going around the table for any comments, questions, or suggestions from the Board. Chuck Webster stated he would like to keep the Data Centers from coming into the Township. Eric Holey of MPL was present and stated that the intent of the ordinance is to create regulatory framework that provides the most protection for the development itself and the surrounding property owners. It also limits Data Centers to the Commercial and Industrial zones only. This draft is modeled after the York County Planning Commissions recommended ordinance. Attorney Andy Miller has enhanced this for Hopewell.

Mark Smith commented that he doesn't see anything in the proposed ordinance about truck idling. Hensel commented that this is under other sections of the ordinance for the Township. Attorney Holey stated that there are also state laws and PennDOT regulations that speak directly to truck idling time. MPL is also working on a battery storage ordinance for the Township that would address this.

Patrick Gallagher asked regarding EMF, is there a standard on what their own monitoring protocol should be or is there a requirement? Attorney Holey stated that there was not to his knowledge, but there might be something that could be added to clarify this. Patrick also asked if vibration could be monitored and if a standard could be put in the ordinance? He also asked if it is the intent of the code that every structure over 250K square feet have solar panels? Chuck Webster stated it is mentioned on

page 24 and Attorney Holey stated it is solar panel ready, but he will look into why this language is different.

A few residents and members of the public were present to give their input / comments regarding the draft data center ordinance:

Jack Cogle, 2601 Oakwood Heights Drive, stated he would like to see 30-foot trees planted, not just 5-foot trees. Page 11- Noise level concerns. Page 13- He feels there needs to be a better definition. It needs to be asked how much water or electricity you need. Page 16 - Fire protection- is there a certification process for local fire department training. Page 17 – there should be a more specific requirement of the air quality and who is supplying the power. Page 20 - recycling water bottles- He feels this need to be expanded on. Clarify if there will be follow-ups at some point afterward to make sure all requirements etc. are met. He questioned nitrate levels. Attorney Holey said they will be state regulated and that this ordinance is for zoning purposes.

Butch Hensel explained that the Planning Commission will also ask all these questions as these are items that need to be addressed. Patrick Gallagher also stated that he will pass on all concerns to the Board of Supervisors and said that he appreciates the thoughts and concerns. Hensel once again stated that all of these are questions and concerns that will get reviewed.

Adam Nolan, 4 Cedar Lane, introduced himself as a new homeowner in Hopewell Township. He wanted to advocate against any data centers going into the Township and felt they wouldn't benefit the Township as a whole. He stated that they claim to provide many jobs for residents, and he feels that is not true. While they may be able to provide jobs, those jobs might not be in the township. He believes the township will pay the power costs and the rates will go up. He feels they use a lot of water and pollute the water. Noise will be an issue as there will be a constant droning sound that could give people health problems. He feels there is no benefit to the township and asked that we not allow them.

Charles Wood, 4594 Bridgeview Road, asked if the fire department was consulted and are they capable of handling something of this magnitude? Gallagher stated yes and they will look at the turn radius of the trucks as they will be an integral part of this. He also asked if there will be sidewalks etc. put in to hold the power lines.

Webster reiterated that this ordinance isn't to bring Data Centers into the township it's to regulate them if they wanted to come not into the Township.

Dan Fowler of East Hopewell Township was present via Zoom and submitted the following comments in reference to the draft data center ordinance.  
Require the following - non-potable water use, water reuse systems, annual water reporting, annual disclosure of energy use, emissions & noise, verified employment, and local workforce participation.

Butch Hensel then motioned to forward all comments from the public and the Planning Commission to the Board of Supervisors. Attorney Holey can submit comments also. Shanabrough seconded. Motion carried.

Designation of a Planning Commission Member to attend Agricultural Reviews

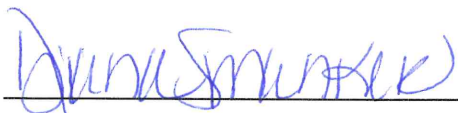
Chair Patrick Gallagher stated that they will figure out amongst themselves as to which PC member can attend depending on the date / time and let Amy know.

Public Comment

Charles Wood, 4594 Bridgewood Road, stated that next to his property is a right of way to the backside of the Bridgeview Townhomes and water lines etc. There has recently been work taking place to mark lines in that field. He asked if houses will be going there and how many? Also, would the Township allow more houses to go in. Chair Gallagher explained that if a developer puts in a plan that meets all the criteria, then there wouldn't be much that could be done. He also explained that their job is to make sure all the requirements are met. The committee also suggested that he keep an eye on all the Board's agendas to see when this plan is discussed again.

Stephen Stoltzfus, 3340 Davis Valley Road, stated he missed the first item on the agenda (small schools) and asked for an update. Chair Gallagher said that it was approved to move forward to the Board of Supervisors. The proposal added wording to allow small schools in the Conservation (Cv) zone.

Adjournment – Meeting was adjourned at 7:40 P.M.



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Diana S. Manker, Recording Secretary