

The Codorus Township Planning Commission meeting was held on Wednesday January 20, 2026 at the municipal building and called to order at 7:30 PM.

Members present were Brenda Miller, Brian Kaltreider, John Amspacher, Trey Chilcoat, Christine Schwartz, Andy Herrold and Megan Harris.

Others present were Tim & Lori Shultz, Jason Gross, Clark Thoman, Tara Welsh and others present who did not sign in.

The meeting was called to order, followed by the Pledge of Allegiance.

The meeting focused on review of a proposed draft Data Center Ordinance.

Atty. Herrold advised that if the Township does nothing, developers could request a "Special Exception: leaving the Board with little control over locations and requirements. The Commission discussed using an Overlay Zone that permits data centers only in specific portions of Ag and Commercial zones. Spot zoning could cause future legal issues.

The Board discussed environmental and infrastructure constraints, power grid issues and decommissioning. These items were addressed by Jessica Fieldhouse with C. S. Davidson, Inc.

There is a concern about using Ag District, due to the Agricultural Security Areas.

The current Commercial area is small, and 20% lot coverage restrictions limit facility size.

Eminent domain was discussed on whether utilities can take land for transmission lines. Andy Herrold stated that private developers cannot, but utility companies can through the PUC.

The Commission noted that in other states, data centers have led to a doubling of distribution fees on residential electric bills.

The potential use of manure digesters or natural gas to power these centers was discussed as a way to integrate the industry with existing agricultural economy,

Atty. Herrold will research zoning restrictions in the Commercial District.

Consult with the Engineer on expanding Overlay to Commercial adjacent lots.

Research data centers energy requirements regarding natural gas and digesters.

Andy Herrold adjourned the meeting.

- Next Meeting: February 17, 2026