Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, March 24, 2026

Supervisors:	Township Personnel:
Stephen Cordaro, Chairman	Mike Miller, Solicitor
Frank Tomasic, Vice Chairman	Lynn Wuestner, Manager
Robert Cassel, Secretary	Brian Engle, Engineer
Jack Studer, Assistant Secretary	Cheyanne Hench, Admin. Assistant
Kevin Busher	Art Heilman, Treasurer

Public Present: Allison Hanna (Pennoni), Melanie Boehmer (MHS), John Osmolinski (MHS), Paul McNamee, and Jim Ryan (the Sun)

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, March 24, 2026, at 6:55 p.m., followed by the Pledge of Allegiance, and a moment of silence.

Executive Session: Chairman Cordaro announced that the Board had an executive session on Monday, March 23, 2026, to discuss legal and property matters.

Public Comment: There was no public comment.

Motion to Approve March 10, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of March 10, 2026. Seconded by Supervisor Busher. **Motion passed 4-0. Vice Chaiman Tomasic abstained.**

Solicitors' Report:

FOR APPROVAL: Data Center Ordinance 1-2026

Solicitor Miller stated that after the public hearing, if the Supervisors wish to move forward with the Data Center Ordinance 1-2026, they can proceed with a motion and second or they can table the motion. Secretary Cassel stated that this ordinance is just an addition to other existing zoning ordinances. Some comments made by residents in the public hearing are covered under existing zoning and land development ordinances. Vice Chairman Tomasic noted that he is not in favor of the ordinance as it stands but as the Solicitor has mentioned, if the Township does not have an ordinance at all, it could cause trouble. Vice Chairman Tomasic said there may not always be complete agreement among all five individuals on the board but one thing he thinks they will all agree on is that they will never sign a non-disclosure agreement (NDA) with a developer. Vice Chairman Tomasic stated that he will never have his voice silenced like that. Supervisor Studer agreed and said that it would be highly inappropriate. Vice Chairman Tomasic said that the Supervisors have looked at model ordinances, other municipalities ordinance and received information from people about what they would do differently if they knew at the time what needed to be done. Some of the things the Supervisors have learned have been incorporated.

Vice Chairman Tomasic stated that he wants everyone to know this "we will do our absolute best to protect you and us, because we live here too but under the question of what is the benefit if the data center is permitted, there is no benefit but the law dictates that we have to plan for every use and we don't know what all possible uses could be but items like the data center are why we are doing what we are doing." Supervisor Busher stated that one thing he would like addressed is coverage regulations. Solicitor Miller stated that the size of the lot changes the buffer requirements Supervisor Busher said this ordinance allows the Supervisors and in turn the residents who voted for the Supervisors to set the rules for the road instead of a developer coming in and trying to set the rules. He addressed the false dichotomy between a warehouse or a data center by stating that by right plans are exactly what the Township is trying to prevent with the Data Center Overlay. The Hershey Medical Center has a Data Center on their property, but no one would ever know it because of the way it looks and sounds, and it is not in a residential community. Supervisor Busher said that the Supervisors cannot fact find and set laws and regulations from a place of fear but that is where this ordinance started. Supervisor Busher wanted to give credit to Representative Mahaffie for going to Loudoun County and bringing back real suggestions for the Supervisors to use. Supervisor Busher said that this ordinance has come a long way and conversations between Supervisors and residents helped bring this ordinance closer to the finish line. He stated that the Supervisors are dead set on finding a path forward that protects the residents, the public and wildlife. Some of the things we do are because the state mandates it and sometimes restricts what can be done. Solicitor Miller stated that this plan needs to come in for a landing at some point, it may not be perfect, but it needs to happen. Secretary Cassel made a motion to table this item until the Supervisors can review the Ordinance with the comments from the public hearing. Solicitor Miller said that Secretary Cassels motion does not require a second or discussion and the Chairman can proceed with calling for a vote. **Motion passed 5-0.**

Engineers' Report:

FOR DISCUSSION AND ACTION: MHS Legacy Campus Two Student Homes and Athletic Fields – Preliminary/Final Land Development Plan

The 90-day plan review period has been extended to August 31, 2026. The Board of Supervisors meeting prior to plan review extension date is August 25, 2026. The Planning Commission recommended approval of all modification requests at their March 3, 2026, meeting. They also recommended approval of the plan on the condition that all review comments and relevant discussion items are addressed to the satisfaction of the Township Staff, the Solicitor, and the Engineer. Allison Hanna from Pennoni noted that the purposed homes will look just like the other homes and the athletic field will be only for the school to use. Supervisor Busher asked if these plans would include a pilot for house parents as per the original agreement. John Osmolinski said they will be included and the agreements will be updated with the Lower Dauphin School District. Supervisor Busher asked if the athletic field will be classified as general use so that it can be included in the pilot. Ms. Hanna and Mr. Osmolinski said that the fields will be for student recreational use only, no competitive events or outside teams will utilize these fields. Secretary Cassel made a motion to table this item until the Supervisors have a chance to review the current plan against the first Milton Hershey School development agreement. Vice Chairman Tomasic seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Brinser Park Improvement Project – Bid Award

Recommendations
Based on recommendations from RETTEW, bids for the Brinser Park Improvement Project will be awarded as listed below.

Supervisor Busher made the motion to award contract number one base bid to Sudol Paving & Excavation, Inc. in the amount of $60,735.24. Supervisor Studer seconded. **Motion passed 5-0.**

Supervisor Studer made the motion to award COSTARS contract to River Valley Recreation for playground equipment and labor/installation in the amount of $44,714.00. Supervisor Busher seconded. **Motion passed 5-0.**

Supervisor Busher made the motion to award COSTARS contract to River Valley Recreation for playground subbase, playground fabric, playground mulch surface, and perimeter borders in the amount of $20,520.00. Secretary Cassel seconded. **Motion passed 5-0.**

Manager's Report:

FOR DISCUSSION AND APPROVAL: Line Painting
Manager Wuestner provided quotes for necessary line painting. Manager Wuestner suggested the Supervisors approve the bid from Gemmill. Supervisor Studer made a motion to approve the award of line painting for the Township to Gemmill in the amount of $6,698.34. Supervisor Busher seconded. **Motion passed 5-0.**

FOR DISCUSSION AND APPROVAL: Portable Toilet Rentals for Parks
After reviewing the quotes received by the Parks and Recreation Coordinator, the Parks and Recreation Board recommends a portable toilets contract for the parks with Walter's Septic Services. Secretary Cassel made a motion to approve the seasonal contract for portable toilets from Walter's Septic Services. Supervisor Busher seconded. **Motion passed 5-0.**

Chairman's Report:

FOR DISCUSSION AND APPROVAL: MSC Agreement for Consulting Services for Sewer Extension Project
Secretary Cassel stated that Mr. McNamee's financial consulting services for the residents in the sewer extension project are not needed right now and suggested this item be tabled until Mr. McNamee's services are needed. Mr. McNamee disagreed with Secretary Cassel's assessment and stated that he has already been providing financial consultations to residents. Manager Wuestner asked Mr. McNamee how many residents he has already met with for financing. Mr. McNamee stated that he has talked to twenty residents so far, more may be interested as time goes on. He believes that starting to meet with the residents now will alleviate the pressure of assisting every resident at the same time. Secretary Cassel made a motion to table this item. Supervisor Studer seconded. **Motion passed 5-0.**

Treasurer's Report:

FOR INFORMATION: Sewer Expansion project payment process
Treasurer Heilman gave the Supervisors a document showing the payment process for the Sewer Expansion project.

FOR APPROVAL: Purchase of Capacity from Derry Township Municipal Authority
Treasurer Heilman stated that the Sewer Authority has approved payment of the capacity purchase from DTMA. The payment can be made through the CDBG Grant. Since the Grant is in the name of

the Township, the Supervisors will need to give approval for the payments. Supervisor Studer made a motion to approve payment for the purchase of sewage treatment capacity in the amount of $98,400.00 from the CDBG funds. Vice Chairman Tomasic seconded. **Motion passed 4-0. Supervisor Busher was not present to vote on this item.**

FOR APPROVAL: Amendment No. 10 to Intermunicipal Agreement with DTMA
The Intermunicipal Agreement amendment number 10 is for the purchase of capacity from DTMA. Vice Chairman Tomasic made the motion to approve amendment number 10 to the Intermunicipal Agreement with DTMA. Supervisor Studer seconded. **Motion passed 5-0.**

Other Business: Secretary Cassel made a motion to assign the Planning Commission to review the current Industrial Zone Regulations. Vice Chairman Tomasic seconded the motion. **Motion passed 5-0.** Supervisor Studer asked Ms. Hench to make sure that this is added to the agenda for the April Planning Commission meeting.

Payroll and Invoices:
Motion: Secretary Cassel made a motion to approve the payment of payroll of $29,616.76 and invoices of $52,523.91. Seconded by Supervisor Studer. **Motion passed 5-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$35,554.28
Sewer Revenue Fund (SH2)	$11,972.92
Fire Protection Fund (SH3)	$3,676.71
Parks & Rec Escrow Fund (SH5)	$1,320.00
Account Payable Total	**$52,523.91**
P/E 03-15-26 Payroll Total	**$29,616.76**
Grand Total	**$82,140.67**

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant