Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, June 9, 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: Justin Strohm, Shane Peterson, Eric Ruppert, Jennie Ruppert, Christian Mathieu, Anna Miller (the Sun), Robert Maurer, David Lerch, Andrew Waxman, Lynn Porter, Jeremy Hauck, Dave Erdman, Tristyn Youngbluth, Terry Shaffer, Lori Flickinger, Joe Cronin, Paulina Burgdorf, Greg Burgdorf, Dane Kreiss, Lisarose Kreiss, Amber Elia, Andrew Wright, MaryAnn Pruden, Eric Messner, Amy Zeigler, Philip Zulli, Carol Joan Hevel-Jiao, Tom Slatt, and Carolyn Thompson

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, June 9, 2026, at 6:37 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 prior to this meeting to discuss property and legal issues.

Chairman Cordaro swore in Christian Mathieu as Fire Police.

Public Comment:
Manager Wuestner announced that public comments will be held to three minutes per person.

Robert Maurer – 290 East Canal Street
Mr. Maurer stated that the people in the back of the room could not hear the beginning of the meeting. He asked for confirmation that the data center ordinance was tabled.

David Lerch – 7111 Fox Meadow Drive
Mr. Lerch asked for clarification on what being tabled means.

Andrew Waxman – 100 Dove Court
Mr. Waxman stated that this data center will eventually turn into a David vs Goliath situation and he is okay with his tax dollars being spent on attorneys to defend the Township and residents against a data center.

Lynn Porter – 1 Kellocks Run Road
Ms. Porter had a few questions that she did not expect answers to, but she asked the Supervisors to

think about them. Will we be attaching cloud service providers or attracting them by getting a data center? How does the revenue rollout benefit this community? Who is going to pitch the proximity of a data center to potential users? Who will maintain the data center? Once it is in, is that it? Where will the water usage come from? Environmental and health implications are also a concern. Harvard University did a study detailing their research on data centers near residential areas and it is not positive.

Jeremy Hauck – 433 North Hanover Street
Mr. Hauck stated that he does not support large scale or AI data centers in the Township.

Dave Erdman – 7101 Silver Fox Court
Mr. Erdman wanted to know what the rezoning process looks like. He also asked how and when adjacent landowners will be notified.

Tristyn Youngbluth – 7148 Union Deposit Road
Ms. Youngbluth noted that the Supervisors should stick to the Comprehensive Plan that states that those 186 acres are residential. She said that four out of the five current Supervisors participated in the Comprehensive Plan adopted in 2019, Chairman Cordaro and Secretary Cassel were on the Board of Supervisors and Vice Chairman Tomasic and Secretary Studer were on the Planning Commission. Vice Chairman Tomasic interjected and noted that at the time of the 2019 Comprehensive Plan, there was no Industrial Zone. The Industrial Zone came about when the Township needed a proper zone area for medical marijuana. Ms. Youngbluth stated that the lot coverage increasing from thirty percent to sixty-five percent is concerning. She said that she is also concerned about the height regulation and stormwater runoff.

Terry Shaffer – 139 Grandview Drive
Mr. Shaffer told the Supervisors that it would be nice if they could hold a Townhall for an opportunity to have a question-and-answer session because with no answers, the residents assume the worst.

Lori Flickinger – 7107 Fox Meadow Drive
Ms. Flickinger stated that she was a teacher for over two decades and if she never answered her students' questions, they would never learn. She noted that if the Supervisors would start answering residents' questions, it would help residents learn about the data center ordinance and other Township procedures.

Joe Cronin – 25 Elm Street
Mr. Cronin stated that he believes the current height listed in the ordinance is being too lenient to the developer. He said that as elected officials, the Supervisors are supposed to represent and protect their residents. Mr. Cronin said that the current draft ordinance goes against the 2017 Township Comprehensive Plan.

Paulina Burgdorf – 7139 Union Deposit Road
Mrs. Burgdorf stated that the current draft ordinance height would be an eye sore along the tree line and she would like to see the maximum height listed as sixty-five feet including all the mechanical equipment on top of the building.

Greg Burgdorf – 7139 Union Deposit Road
Mr. Burgdorf stated that noise monitoring requirements should be added to the ordinance as the sound level is measured at the building, not the property line. He also requested that the Supervisors hold a Townhall for a question-and-answer session.

Dane Kreiss – 112 Blackbird Lane
Mr. Kreiss stated that he agrees with Mr. Waxman that he is okay with his tax money being used to fight against data centers.

Lisarose Kreiss – 112 Blackbird Lane
Mrs. Kreiss noted that moving the meeting into the Township Building Community Room was a step in the right direction for more space so more residents can attend and participate. She suggested that the school auditorium would be the best venue for meetings. Mrs. Kreiss also said she would like to know the best way to get the community's questions answered.

Amber Elia – 245 Thrush Dr, Hummelstown
Ms. Elia noted that most of the attendees are part of the Facebook group she organized. She provided documentation to the Supervisors that she had those attendees sign a Statement of Civic Commitment and anyone that is disrespectful on that Facebook group is removed immediately. Ms. Elia said that she and the other residents just want to find answers, they are not trying to offend or disrespect anyone. She also noted that if the Supervisors gave full transparency, it would help the residents be able to collaborate with the Supervisors toward what is in the best interest of the Township.

Andrew Wright – 690 Brooke Drive, Hershey
Mr. Wright said that this area is a community that stands against things in unity. He said that an absence of answers leads to speculation. As far as lawsuits go Mr. Wright wants to know if the Supervisors have thought about if changing residential areas for the overlay would or could open more lawsuits.

MaryAnn Pruden – 15 Kellocks Run Road
Ms. Pruden thanked the Supervisors for tabling the public hearing. She said she sent a letter with her concerns to the Supervisors and Manager Wuestner. Ms. Pruden said that a Community Benefit Agreement negotiated by the Township, Community Coalition and the developer should be an added requirement in the ordinance. In the agreement we should state what would benefit the community from the developer such as tax revenue, exit fees and cost of repurposing buildings, and violation fees. This should be something that developers want too because time is money for them and if they participate, we can all work together.

Eric Messner – 7186 Union Deposit Road
Mr. Messner stated that his biggest concerns are how the streams and other nearby bodies of water are going to be affected and what the traffic impact is going to be. He is also concerned about the thermal and noise impacts. Mr. Messner asked if there was an independent third-party acoustic study done.

Amy Zeigler – 323 Hunter Path Road, Hummelstown
Ms. Zeigler said that she thinks a Townhall for a question-and-answer session would be a wonderful opportunity for transparency since the current vague answers are making community participation difficult. She also said that the request for the Supervisors to enact section 609.2 of the Municipal Planning Code was not made with the thought that it would stop the warehouse. It would, however, stop any developer from even applying to build a data center.

Philip Zulli – 157 Grandview Drive
Mr. Zulli stated that he and other Planning Commission members had the opportunity to attend an educational session on PSATs. One of the things that he learned during that session was that the ordinance should avoid commercial unfeasibility and that thirty feet is a commercially feasible height. Mr. Zulli also asked if the Supervisors could meet with the developer, why not give the residents that elected them the opportunity to have their questions answered correctly?

Carol Joan Hevel-Jiao – 7137 Fox Meadow Drive
Ms. Hevel-Jiao stated that she is not only opposed to data centers but also opposed to a wealthy, powerful business invading this quiet community to abuse the Township for their profits. The harm and destruction they leave behind is irreversible. She said that if the Township must bring a data center in, bring it as a partner, not an invader. There is less risk with smaller data centers. It should be required for data centers to pay for any upgrades to the grid. A contingency plan for if a data center leaves, community benefits, monitoring systems, transparency, and public disclosure of resource usage demands should also be required. Ms. Hevel-Jiao said that support of local employment programs and donations of millions of dollars into the accounts of each South Hanover fund for economic development, climate and community goals including the volunteer fire company and emergency services should be mandatory.

Tom Slatt – 409 North Duke Street
Mr. Slatt is concerned about the value of community homes. He asked who is going to pay to make up for the amount lost when a resident tries to sell a home in the area. Mr. Slatt said that no one will want to live where a data center is because it would expose their family to health risks.

Carolyn Thompson – 7120 Silver Fox Court
Ms. Thompson said the community is full of useful talent that wants to help protect the Township and the Supervisors should start utilizing them.

Motion to Approve May 26, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of May 26, 2026, with corrections. Seconded by Vice Chairman Tomasic. **Motion passed 5-0.**

Solicitors' Report:
FOR DISCUSSION/POSSIBLE ACTION: Data Center Overlay
Solicitor Miller stated that if the Supervisors find it best to void the upcoming public hearing and table the Ordinance while they consider the suggestions from the community, they are within their right to do so. Secretary Cassel made a motion to table the Ordinance pending provisions. Vice Chairman Tomasic seconded. **Motion passed 5-0.**

Engineers' Report:

FOR DISCUSSION AND ACTION: Pleasant View Road Storm Sewer Replacement Change Order – Joao Bradley

Engineer Engle told the Supervisors that upon reviewing this proposal, they are not pleased with the cost estimate and are looking for other options. He recommended that this item be tabled.

FOR DISCUSSION AND ACTION: Sanitary Sewer Needs Area 1 (Duke Street / Grandview Manor) and Needs Area 3 (Diff's Corner / Arwin Acres) Design Proposal

Supervisor Studer made a motion to approve RETTEW to get started on the design proposal for the next areas designated and mandated by the Department of Environmental Protection to receive sanitary sewer connections. Supervisor Busher seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: 144 Savannah Drive – Stormwater Management Plan

Engineer Engle stated that after Solicitor Miller reviewed the Operation and Management Agreement and found it to be satisfactory, RETTEW recommends the stormwater management plan and Operation and Management Agreement for 144 Savannah Drive for approval by the Supervisors. Supervisor Studer made a motion to approve the stormwater management plan and Operation and Management Agreement for 144 Savannah Drive. Supervisor Busher seconded. **Motion passed 5-0.**

Manager Wuestner noted that after the white trout lily and artifact issues, the Swatara Creek Force Main preconstruction meeting was earlier in the day.

Manager's Report:

FOR ACTION: Hiring of Public Works Member: Eric Ruppert

Vice Chairman Tomasic made a motion to approve the hiring of Eric Ruppert to the Public Works crew. Supervisor Busher seconded. **Motion passed 5-0.**

FOR ACTION: Naming of Public Works Foreman / Assistant Foreman

Vice Chairman Tomasic made a motion to approve the appointment of Justin Strohm as Public Works Foreman and Shane Peterson as Public Works Assistant Foreman. Supervisor Studer seconded. **Motion passed 5-0.**

FOR ACTION: Approval of Window Cleaning Company

Secretary Cassel made a motion to approve the quote provided by Ethereal Surfaces for window cleaning at the administration building. Supervisor Busher seconded. **Motion passed 5-0.**

Manager Wuestner reminded everyone that the Township 250th Celebration will be taking place during the upcoming weekend.

Chairman's Report:

FOR DISCUSSION AND ACTION: ACTS Acoustical Engineer

Supervisor Studer made motion to approve ACTS Acoustical Engineer to provide services to the Board as needed on an hourly basis. Secretary Cassel seconded. **Motion passed 5-0.**

Treasurer's Report:

FOR INFORMATION: Sewer Revenue Fund Update

Treasurer Heilman provided some concerns about the sewer revenue fund. He posed a question about expanding or sharing the cost of certain costs between the general funds and the sewer revenue funds. Also provided is the sewer expansion project budget outlook. Mr. Heilman stated that he is open to any questions or thoughts about the guidance he asked for.

Other Business:

Vice Chairman Tomasic thanked Mr. Burgdorf for his input, and he hopes that Mr. Burgdorf's comments and advice will make it into the final product of the ordinance.

Supervisor Busher wanted to answer a few questions he received from residents.

"The Planning Commission was tasked with the data center zoning for industrial property and provided a recommendation specific to that zone. How did that recommendation become the basis for a four hundred- and thirty-six-acre overlay district? Was there any deliberation, discussion or vote by the Planning Commission for this?"

Supervisor Busher noted that the Planning Commission is an advisory body, the Board of Supervisors is the body that ultimately is responsible for determining the scope and coverage of the zoning ordinance. The dimensions of the overlay district have been consistent since the first draft of the ordinance which has been publicly available.

"Why was an overlay district added rather than confining data center development to the existing industrial zoning? Is it the Townships' intention to rezone property at the request of the owner? Could this end up a data center and a warehouse?

Supervisor Busher stated that the ordinance makes it clear that if the tract is used for a data center, then the entire tract must be committed to data center use and will not allow the development of a warehouse. The dimensions of the overlay district were a choice made by the Board of Supervisors and not at the request of a developer.

"The overlay boundary expanded significantly beyond the Planning Commission's recommendation without a recorded vote or public deliberations, does the Township believe this process complied with the Sunshine Act? If so, on what basis?"

Supervisor Busher said that the ordinance has been properly advertised and is available for public inspection and comment. The Supervisors have discussed the ordinance during multiple meetings but has not yet approved a final version.

"The ordinance references restrictions on well use for cooling but what is to prevent the Hanover Company from using the other parcels under contract for that purpose outside the overlay? Would the Township consider requiring the use of public utilities and the developer fund any necessary upgrades?"

Supervisors Busher said that discussions of any changes in the ordinance regarding the use of public water or public improvements will occur during the land development phase. There is no plan before the Board therefore no counterparty with whom to negotiate. The developer is not the builder of the project, and the Township would engage with the builder not the developer.

"How does the Township distinguish this overlay from spot zoning? What community benefit analysis was conducted?"

Supervisor Busher said that there is no spot zoning, this is an overlay, so the underlying zoning category still applies to the various parcels.

"How does the data center overlay district align with the adopted comprehensive plan? What is the formal consistency review conducted?"

Supervisor Busher said that the comprehensive plan was adopted before the advent of data centers. In fact, the comprehensive plan and zoning ordinance do no address data centers at all. The Township needs to provide a place in the zoning scheme for a data center. The Supervisors are doing what they need to do to protect the community from a curative amendment.

Supervisor Busher posed a few questions to Solicitor Miller on behalf of the residents.
The first question asked about fines for violations and the revocation of occupancy permits for consistent violations. Solicitor Miller answered that fines are limited by the Municipal Planning Code to $500 per day but there is other both equitable and legal remedies permitted by the Municipal Planning Code that require the Township going to court. The Township cannot pull an occupancy permit, but they can go to court and have the court stop them from violating the ordinance.

The second question asked to explain overlay versus rezoning versus spot zoning.
Solicitor Miller said that with an overlay, the underlying zoning designations will continue to exist while allowing a second use. Spot zoning changes the zoning designation of one parcel to favor the landowner.

The next question asked what the proper time would be to engage in a community benefit agreement. Solicitor Miller stated that as intriguing as this idea is, the biggest problem that stands with it is that you must have somebody submitting a plan to negotiate with.

Solicitor Miller noted all the issues brought up by residents that have been addressed in the ordinance.

Supervisor Studer mentioned that over several meetings, residents stated that there is no conditional use. The first page of the ordinance states “Whereas the Board of Supervisors finds it necessary to amend the zoning ordinance to include definitions of terms and conditional uses of data center facilities,” a by right plan would simply say that a data center is allowed in the district and could be accomplished in less than two pages. Conditional use means that a data center is allowed but with conditions to be met. All the things mentioned after page one of the ordinance are the conditions.

Supervisor Busher stated that the Board has consistently brought this ordinance back for changes and it looks a lot different than it did during the Planning Commission phase. The current draft now includes the strongest decommissioning bond in Pennsylvania according to the accountability group that puts out information and grades ordinances. There are five-hundred-foot setbacks, dBA and dBC limits, tier four generator requirements, hydrogeological and geological studies, heat recapture, energy source planning, façade design, photometric spill limits. This is not a data center plan to vote no to; this is the rules and requirements for a data center. Residents asking the Supervisors to vote no, are asking the Supervisors to not have restrictions for a data center, allowing them to have follow the rules for the underlying zoning, for example, fifty-foot setbacks instead of five hundred feet. Do you want rules of the road not to prevent a data center necessarily but to set acceptable community standards or let them go unregulated allowing them to run the Township? ”We do not have to be friends, but we are not your enemies!”

Payroll and Invoices:

Motion: Secretary Cassel made a motion to approve the payment of payroll of $26,054.99 and invoices of $160,778.92. Seconded by Supervisor Studer. **Motion passed 5-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$80,837.08
Sewer Revenue Fund (SH2)	$70,486.91
Fire Protection Fund (SH3)	$1,650.87
Street Light Fund (SH8)	$3,677.41
Fire Hydrant Fund (SH9)	$4,126.65
Account Payable Total	**$160,778.92**
P/E 05-24-26 Payroll Total	$26,054.99
Grand Total	$186,833.91

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant