Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, June 23, 2026

Supervisors:
Stephen Cordaro, Chairman
Frank Tomasic, Vice Chairman
Robert Cassel, Secretary
Jack Studer, Assistant Secretary
Kevin Busher

Township Personnel:
Mike Miller, Solicitor
Lynn Wuestner, Manager
Brian Engle, Engineer
Cheyanne Hench, Admin. Assistant
Art Heilman, Treasurer

Public Present: Justin Strohm, Justin Gulliver, Lisa K, MaryAnn Pruden, Nick Brydun, Chris Meehan, Lori Flickinger, Sue Feiman, Amy Zeigler, Srishti Gleeson, Cameron Messinger, David Bingaman, Lauren Snavely, Randy Hauck, Annette Hauck, Christina Errickson, Joe Cronin, Tom Slatt, Terry Shaffer, Anju Singh, Amber Elia, Sydney Nauman (Fox 43), Dereck Martinez (CBS21 WHP-TV)

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, June 23, 2026, at 6:44 p.m., followed by the Pledge of Allegiance, and a moment of silence.

Executive Session: Chairman Cordaro announced that prior to this meeting the Board had an executive session under § 708(a)(4) regarding litigation involving the data center ordinance and § 708(a)(5).

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

Justin Gulliver – 14 Grandview Drive
Mr. Gulliver said that this community means everything to him. Many residents are scared because a data center can reshape the community negatively, forever. Mr. Gulliver said that the Township cannot fight against this if everyone is divided, our voices are stronger when they are united. This ordinance may not be perfect but passing it quickly will be the best form of protection for the Township and residents. It can be amended later.

Lisa K – Hummelstown
Lisa said that the residents want answers, not just residents talking at the Supervisors. Board members say that resident concerns are being addressed in the ordinance, if that is true, explain it and help everyone understand. A better explanation is needed as to why we cannot stop a data center.

MaryAnn Pruden – 15 Kellock's Run Road
Ms. Pruden said that our fear has materialized, which is not ideal but also not a reason to panic.

Residents want the Township to fight this and not hold back. Residents want to back the Township in the fight but need their assurance that there will be no more games, increased transparency, and no more preferential treatment of the developer.

Nick Brydun – 7 Parkside Drive

Mr. Brydun submitted documentation for the Supervisors to review. He said his professional background is Emergency Management and IT. Mr. Brydun is opposed to the by right use of a data center and is seeking classification for conditional use or special exemption. The solution is not to ban data centers but put rigorous conditional requirements in place. Strict noise testing at the property line should be required 24/7. Impervious coverage should be capped at under forty percent with strict daily limits on water consumption. Hyperscale data centers should have their own high intensity category to write strict rules without affecting small businesses or standard warehouses. The pitch from the developer is usually always the opposite of the reality.

Chris Meehan – 9 Wagner Street

Mr. Meehan said that residents cannot let this momentum stall, the more attendees the better. What happens now that the ordinance was tabled at the last meeting?

Lori Flickinger – 7107 Fox Meadow Drive

Ms. Flickinger has been a resident for over thirty years. She said she only found out about the overlay last month. Her teacher friends believe this will bring huge raises to the school district. Now Ms. Flickinger is concerned about whether her well will dry up. She is disappointed that the Supervisors are not listening to residents about not wanting a data center.

Sue Feiman – 148 Hollow Lane

Ms. Feiman is concerned about wells since everyone on her street is on well water. The heat in her home used the well water and if the well runs dry, she cannot heat her home. Is somebody going to pay to hook residents to city water if they lose their well?

Amy Zeigler – 323 Hunter Path Road, Hummelstown

Ms. Zeigler reminded attendees to stay until the end of meeting because that is when the Supervisors talk about other business on the agenda. Community members just learned that the Township received a data center application. The Supervisors refusal to pass section 609.2 left the Township vulnerable with no protections, rules, or regulations. At what point will the Supervisors decide to collaborate with the residents? Ms. Zeigler said that no one expects perfection. The public being involved and asking questions is not what delayed this ordinance, residents will not continue to be the scapegoat for bad policy making.

Srishti Gleeson – 103 Cardinal Lane

Miss Gleeson is a recent graduate of Lower Dauphin High School. She is concerned about the effects of artificial intelligence and how it teaches students to outsource their thinking and take the easy way out to solve problems. Noise pollution, community water quality, and wildlife are also issues that need to be considered when making this decision.

Cameron Messinger – no address given.

Mr. Messinger said he is a long-time resident. He said that how everyone decides to interact with

technology will determine their own individual AI impact.

David Bingaman – 16 Fox Chase Drive
Mr. Bingaman said that the residents are the backbone of this community. This site is easy for spills to end up in the water system such as the Quarry or Swatara Creek. We should be concerned about the strain that will be put on the economy by the amount of electricity that will be required by a data center. Supervisors need to do what voters want.

Lauren Snavely – 4 Margate Drive
Ms. Snavely said there are residents that are unable to physically attend meetings at the Township building, livestreaming meetings will improve transparency and allow residents to still have access to the meetings.

Randy Hauck – 7120 Fox Meadow Drive
Mr. Hauck is a thirty-year Township resident and a surgeon at Hershey Medical Center. He said that the most important part of succeeding in his profession is informed consent because telling people what you are doing is the best way to help them understand and stay out of court.

Annette Hauck - 7120 Fox Meadow Drive
Mrs. Hauck wanted to know why the seven residential parcels are included in the overlay. She told the Supervisors to stop making this so easy for the developers. She said that the Township should hire land use skilled counsel to help fight for the residents to get all the protection they can.

Christina Errickson – 7106 Fox Meadow Drive
Ms. Errickson said that she is concerned about the property value of her home that she resided in for thirty-two years and raised her four children in. She is stunned that the Supervisors are even considering this. She said that she could not even imagine who would benefit from this.

Joe Cronin – 25 Elm Street
Mr. Cronin stated that live streaming these meetings would be beneficial to residents that cannot physically attend them, there does not have to be live chat sessions. He said that video records would eliminate the issue of residents missing important information. Recording the meetings would be a reasonable accommodation that would fall under the American Disabilities Act. Residents do not have access to meeting information for two to four weeks since publications need to be approved before being distributed, livestreaming can change that.

Tom Slatt – 409 North Duke Street
Mr. Slatt said he does not think it is fair to residents that they speak for three minutes and get no response from Supervisors. He said that the residents want answers. Mr. Slatt said the Quarry has a fissure that goes into the Swatara Creek so ground water will be affected, which will affect the value of surrounding homes. A townhall needs to be held for questions to be answered so residents can know where Supervisors stand.

Terry Shaffer – 139 Grandview Drive
Mr. Shaffer said that he thinks this situation was an unforeseeable surprise to the Supervisors and nobody thought the developer would pull the warehouse plan so quickly. The Township needs to

play hardball because the developer will never tell the truth. Mr. Shaffer suggested that the Supervisors need to learn from their mistakes and hire a land use attorney.

Anju Singh - 103 Cardinal Lane

Ms. Singh said she has been a Township resident for 26 years. She said that having a data center in the Township is a violation of the current ordinance and it should not be allowed. Ms. Singh also said that there is one Supervisor that should recuse himself from voting on anything related to the data center because he has a direct conflict of interest and would benefit from the sale of his residential property. Supervisors need to prove to residents that they can be trusted to act in the best interest of the community. The increase in technology will cause cognitive decline in the community and all our jobs will be replaced by AI. The Supervisors should act in the best interest of the community, not the robots that will be programmed to replace us.

Amber Elia – 245 Thrush Dr, Hummelstown

Ms. Elia said that residents have put together a list of concerns and demands for the Supervisors to review. She said that some Facebook posts are misinformation that is being triaged within the group so that Supervisors do not have to deal with it. Ms. Elia said sometimes the residents are spoken to in a way that does not reflect the willingness and desire to partner. Residents hear the Supervisors when they say we need a Data Center Ordinance, but the residents need the Supervisors to understand the terms that the community is willing to work with.

Jim McConkey – 40 W. 3rd St, Hershey

Mr. McConkey said that section 2208-5 allows the Township to engage a third-party sound expert within two years after issuance of certificate of occupancy for all data center buildings. Data Center buildings will not receive their certificates of occupancy simultaneously. Some may be operational for years before the final building is completed. Mr. McConkey suggested amending this section to require noise studies at each phase instead of upon completion.

Motion to Approve June 9, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of June 9, 2026, with corrections. Seconded by Supervisor Busher. **Motion passed 5-0.**

Solicitors' Report: The Solicitor had nothing to report.

Engineer's Report:

FOR DICUSSION AND ACTION: Public Works Facility – Addendum #5 ($20,780) – Additional Topographic Survey; HOP/NPDES Revisions

Engineer Engle said that for an additional topographic survey and highway occupancy permit and NPDES revisions an addendum of work is necessary. Secretary Cassel made a motion to approve addendum number five in the amount of $20,780 for additional topographic survey and HOP and NPDES revisions. Supervisor Busher seconded. **Motion passed 5-0.**

FOR INFORMATION: Active Projects Status Report for June 2026

Engineer Engle provided a status report for active projects in the Township as of June 2026.

FOR DISCUSSION AND ACTION: Overview Drive Culvert Replacement – Award Replacement to Apex Excavating, LLC ($18,650).

Engineer Engle stated that the Overview Drive culvert was identified during the sewer extension project as needing to be replaced due to deterioration. Public Works Foreman Justin Strohm provided quotes and with a recommendation for bid award to go to Apex Excavating in the amount of $18,650. Manager Wuestner noted that that amount is a savings of almost $10,000. Secretary Cassel made a motion to approve awarding the culvert replacement to Apex Excavating in the amount of $18,650. Seconded by Supervisor Busher. **Motion passed 5-0.**

Engineer Engle said that Keith Leuschner is curious about the possibility of the Township providing an easement for the private sewer grinder pump for the McKinney property at 41 Hanshue Road to connect to the public sewer system and would the Township expect a cost for that. Engineer Engle said that the Supervisors and Solicitor will need to discuss but since it is not on the agenda, no action can be taken at this meeting.

Manager's Report:

FOR DISCUSSION AND ACTION: Resignation of EMC

Manager Wuestner noted that due do scheduling conflicts with his full-time job, Mr. Dave Fischer submitted his resignation from the volunteer position of Emergency Management Coordinator. She said that acceptance of the resignation is required before she can seek someone else to fill the position as soon as possible. Vice Chairman Tomasic made a motion to accept the resignation of Emergency Management Coordinator Dave Fischer. Supervisor Busher seconded. **Motion passed 5-0.**

Manager Wuestner reminded everyone that Smooth Like Clyde will be performing at the amphitheater on June 26th at 7pm and everyone is invited.

Manager Wuestner also said that a preconstruction meeting for the Swatara Creek Force Main took place. Staging equipment will take place, and boat entry will not be available, access points have been posted on the Township website and tubers have been notified.

Chairman's Report:

FOR DISCUSSION AND ACTION: ATCS Acoustical Engineer

Solicitor Miller said that for Zoning Hearing purposes, this item needs to be tabled. Supervisor Studer made a motion to table this item. Secretary Cassel seconded. **Motion passed 5-0.**

To provide full transparency, Supervisor Busher explained that the ATCS Acoustical Engineer

item has been tabled because the Township will be retaining them as an expert witness at the Zoning Hearing.

Treasurer Report:

FOR INFORMATION: Requisition and Certificate No. 3 for Sewer Expansion Project

Treasurer Heilman noted that the Sewer Authority approved the requisition and certificate no. 3 for Sewer Expansion Project.

FOR REVIEW AND ACTION: Amendment No. 10 to Intermunicipal Agreement with DTMA

Treasurer Heilman said that the Township has already acquired and paid for capacity from DTMA. Amendment number ten is for 9,385 GPD for the Sand Beach Sewer Expansion in the amount of $98,400.00. Supervisor Studer made a motion to approve amendment number ten to the Intermunicipal Agreement with DTMA. Secretary Cassel seconded. **Motion passed 5-0.**

Other Business:

Vice Chairman Tomasic made two statements. First was that he has never provided preferential treatment to any developer, period. The second was that these developers are not selling him anything, period.

Supervisor Busher noted that the Supervisors have been working on this ordinance since January and a lot of the ordinance is based on input from the community. Regarding the purposed data center, he wants to be clear that because this project is likely heading to the Zoning Hearing Board, there are some legal limitations on how much detail can be publicly discussed on the plan itself. Supervisor Busher said that the Supervisors are preparing for the Zoning Hearing Board and if he has it his way, the application will be opposed vigorously. He hopes that neighboring municipalities such as Derry Township and Hummelstown Borough along with all the residents will join us in this fight. The Supervisors are actively advancing a Data Center Ordinance. Supervisor Busher said that a lot of work has gone into this ordinance to incorporate public comment, resident correspondence, insight from Representative Mehaffie and other municipalities, discussion occurring in Harrisburg, as well as lessons learned from Loudoun County and others across the country. This will never be a perfect ordinance since there is no such thing. It is a good faith effort to put a strong ordinance that protects the residents including the Supervisors because the Supervisors are residents too. Supervisor Busher noted that key provisions to be proposed are making the overlay conditional use, cleaning up definitions, requiring separate submissions for substations, ensuring the overlay permits only data centers and their accessory uses, four-hundred-foot setbacks, reducing building heights, strict noise standards, treating energy generation as a separate conditional use. The Supervisors are also proposing to strengthen water and environmental protections including a well water financial protection fund, refining emergency management requirements, removing the term “large-scale” to avoid unintended loopholes, and removing certain parcels from the overlay.

Payroll and Invoices:

Motion: Secretary Cassel made a motion to approve the payment of payroll of $25,748.99 and invoices of $69,365.49. Seconded by Supervisor Studer. **Motion passed 5-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$39,170.39
Sewer Revenue Fund (SH2)	$25,131.78
Fire Protection Fund (SH3)	$3,828.30
Parks & Rec Escrow Fund (SH5)	$1,150.00
Payroll Fund (SHP)	$85.02
Account Payable Total	**$69,365.49**
P/E 06-07-26 Payroll Total	$25,748.99
Grand Total	**$95,114.48**

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant