



Conewago Township Planning Commission Meeting Agenda

490 Copenhaffer Road, York PA 17404
Monday September 28, 2026 @ 6:00PM

1. **Call meeting to order 6:00pm**
2. **Pledge of Allegiance**
3. **Approval of August 20, 2026 minutes** from Draft Ordinance special meeting
4. **Recognition of public requests**
(5 minutes maximum per person-20 minutes maximum per meeting) This time is allotted for all public comments, including all business listed on the agendas. Please give your full name and address. Please direct your comments to the Chairman. Allow time for other people to make comments by making your comments specific and brief.
5. **Old Business: - Data Center Draft Ordinance Review**
6. **New Business: -**
 - a. **Proposed Landscaping Ordinance**
 - b. **1935 Copenhaffer Rd- Case 26-0006 WERTZ ZHB request for second residence/ECHO housing-** Yvette and Timothy Wertz submitted a request for a use by special exception to allow a second residence on their property to provide care to an elderly family member, pursuant to Conewago Township Zoning Ordinance Section 308c. This parcel is zoned Conservation and is 4.9 acres in size. They plan to put a small mobile home on the property and will tie into the well, septic, and water currently on site. Setbacks and lot coverage restrictions can all be met. Tax Map: NG Parcel 102
 - c. **4505 Lewisberry Rd – Case 26-0007 DUNCKER ZHB request for second residence-** Bradley and Julie Duncker submitted a request for a use by special exception to allow a second residence on their property to provide care to an elderly family member, pursuant to Conewago Township Zoning Ordinance Section 308c. This parcel is zoned Agricultural and is 16.5 acres in size. They would like to build or put a modular home on their parcel, close to their primary residence. They do not want to tie into the existing water, septic, and electric. The primary residence is an old farmhouse built prior to 1900. The septic and well are located in front of their farmhouse and would not be

optimal or easy to tie into. The proposed site for the second residence is behind the farmhouse where a mobile home once stood. This area once had electric and water service. It currently still has a septic system and a concrete slab/patio. Tax Map MG Parcel 13

- d. **1050 Bowers Bridge Rd. – Case 26-0008 Richard Spangler/ Bowers Bridge Holdings LLC ZHB request to allow contractor’s facility in Agricultural Zone-** Bowers Bridge Holdings has been operating a business out of the garage located at 1050 Bowers Bridge Rd. Complaints by nearby residents have been made which prompted an investigation. The investigation uncovered that the type of business being run at this property must be granted via special exception. To be in compliance with the Township Zoning Ordinance, the owner has now applied for this special exception pursuant to Conewago Township Zoning Ordinance Section 308c. The owner indicates it is a small energy auditing and air sealing business. Some employees are on site for Monday morning meetings, but most are virtual. The owner indicates the employees do not work at this location, rather in the customers’ homes. There are a total of 2 employees that work on site each day and they have adequate parking to accommodate those two employees.

Tax Map OH Parcel 210B

- e. **201 Copenhaffer Rd. Travis Feudale of 195 Copenhaffer Rd is interested in purchasing a portion of 201 Copenhaffer Rd owned by Wayne and Connie Rentzel. Travis is proposing a minor subdivision. Zoned Village.** Travis is running the idea of a subdivision past the planning commission to get their input prior to spending the money for a Land Development plan. He asks the Planning Commission to look at his printout of the proposed lot line changes and provide feedback.

Tax Map 1 Parcel 28

7. Other Business

8. Next Planning Commission Meeting Monday, October 26, 2026

9. Adjournment