

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
April 16, 2025 7:00 pm.**

Call to Order:

Chairman Ron Kopp called the meeting to order at 7:00 p.m.

Salute the Flag

Roll Call / Attendance - Members Present

Ron Kopp, Chair
Mike Geyer, Vice-Chair/Secretary
Bart Shellenhamer, Member
Mel Hershey, Member
Anna Dale, Member

Absent Members: None

Also Present:

David Blechertas, Township Manager
Jim Diamond, Esq., Solicitor
Duane Brady, Codes/Zoning Officer
Mike Wood, P.E., Engineer
Michelle Phillips, Executive Secretary

Attendees: See attached list for Residents/Guests in attendance

REGULAR MEETING

Executive Session

An Executive Session took place prior to the meeting to discuss legal and personnel items. No action was taken.

Citizens Input –On Agenda Items: None

Manager's Report – David Blechertas

- Request approval to advertise and set a Public Hearing date of June 2, 2025 for Ordinance 2025-02: Zoning Ordinance Amendment to create a Data Center Overlay

Mr. Blechertas stated the Planning Commission has reviewed and approved the text of the Data Center Overlay Ordinance with the option of 2 maps. There was a split vote of 2-2 for which Map would be recommended.

Mr. Brady stated, as the use of a Data Center Overlay became widely known, the owners of Hershey Soccer Club (former Par-Line golf course) requested to be included in the overlay district. Therefore, there are 2 maps being presented in the overlay plan, map A includes the Hershey Soccer Club and map B does not.

Mr. Brady said the HSC owns 184.87 acres with 300 feet in the C-2 commercial zone and the rest in the agricultural zone and agricultural overlay. This allows for various agricultural uses. The agricultural overlay district was put into place when the Hershey Vineyards project took place to allow extra uses. He said the parcel has frontage on Deodate and Beagle Road. At this time, there is a farming lease on the property under HSC ownership. He said to be able to move forward with advertising the Board will need to decide which map will be used in the Public Hearing.

Jim Diamond, Township Solicitor said not to use the key on the two maps and recommended Mr. Brady to point out the areas in which the Data Center Overlay District would apply.

There was a discussion regarding the map, the designated growth plan and the Comprehensive Plan, what type of protections the homes surrounding the HSC parcel have regarding sound, lighting and setbacks (which are the largest in the zoning ordinance), wetlands on the property and the utilities/fiber optic line that runs through the property.

Mr. Brady said that Data Centers in the R-2, Agriculture Zone and Planning & Research zone will all be by conditional use. Uses in these zones would come before the Board to show they are meeting the requirements of the overlay district in order to gain approval and move forward. The C-2 and the I-1 zones would allow data centers by-right.

There was a discussion regarding the by-right uses and conditional uses, hyper-scale data centers and general data center complexes.

Anthony Potter, Attorney and President of the Board for the Hershey Soccer Club (owners of the former Par-Line Golf Course), spoke regarding the desire to have the land included in the data center overlay map. He said the front areas of the parcel are listed as C-2 and directly behind that is Agricultural. Mr. Potter said the parcel is in the Agricultural Overlay District. He said he has an application for a text amendment that will be before the Board on May 5th seeking to amend the agriculture overlay district. Mr. Potter stated they are pursuing both data center and sport uses simultaneously. At this time, he does have the parcel under a farm lease, and it is being farmed. The attraction of a data center on the parcel is that it is a low impact use and will create high revenue.

Mr. Potter stated there are two powerlines, owned by MET ED and served by separate substations, directly down the center of the parcel. The land also has a regional fiber optic line owned by AT&T. Therefore, a data center would be the best and highest use of parcel.

There was a discussion regarding whether there was a Plan B for the parcel, the number of people coming and going from the soccer fields, possible soccer tournaments on weekends and holidays, if the soccer club would be recognized as a non-profit organization and the possibility of having micro data centers and soccer fields on the HSC parcel.

Mr. Shellenhamer motioned to approve the advertisement and set a Public Hearing date of June 2, 2025 for Ordinance 2025-02: Zoning Ordinance Amendment to create a Data Center Overlay using Map A (including Par-Line property) seconded by Mr. Hershey. Vote carried 4-1 with Chairman Ron Kopp dissenting in favor of the preservation of farm land.

- Request approval of the purchase and setup of a new laptop computer from Omega Systems at a cost of \$1,805.09

Chairman Kopp requested a motion to purchase and setup of a new laptop computer from Omega Systems at a cost of \$1,805.09.

It was moved by Ms. Dale and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Request approval of a change order for the Swatara Creek Rd project in the amount of \$12,112.00 to Construction Master Services, LLC.

Mr. Blechertas stated the Swatara Creek Road project has been going very well, with only one other change order to date that HRG will be paying for. He said this change order is for an area at Turnpike Bridge where a trench needs to be repaired. Mr. Blechertas said that this change order is needed and repairing this part of the road will benefit the Township in years to come.

Mr. Geyer made the motion of the change order for the Swatara Creek Rd project in the amount of \$12,112.00 to Construction Master Services, LLC. seconded by Mr. Hershey. The motion carried unanimously.

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the Invoices & Approve Open Purchase Orders report to the Board for mid-April 2025

Mid-April 2025 Treasurer's Report					
Fund	Purchase Order Number		Amounts for Approval		
	Start	End	Blanket	Monthly	Grand Total
General Fund	GF 25-206	GF 25-223BL	\$ 6,442.40	\$ 26,964.95	\$ 33,407.35
Golf Course Fund	GC 25-117	GC 25-126	19,000.00	7,167.87	26,167.87
Liquid Fuels Fund	LF-25-018	GC 25-126	-	1,649.66	1,649.66
Totals			<u>\$ 25,442.40</u>	<u>\$ 35,782.48</u>	<u>\$ 61,224.88</u>

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to approve the bills/open purchases as presented. The motion carried unanimously.

Golf Course and Bar & Grill – Dave Blechertas

- Request approval of third-party cleaning services for Sunset Golf Restrooms from Enviro Master at a cost of \$1,831 for the 2025 season.

Mr. Blechertas stated this service is for a bi-weekly deep cleaning of the golf course restrooms for the 2025 season. He said the restroom areas get a lot of traffic therefore the reason for the extra deep cleaning.

Chairman Kopp requested a motion for a third-party cleaning service for Sunset Golf Restrooms from Enviro Master at a cost of \$1,831 for the 2025 season.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

New Business:

Mr. Diamond recommended having map A, since approved by the Board, be revised updating the key on the map and making the colors much bolder. He also said that all of the effective property owners must be notified of the ordinance proposal and staff should start working on the mailing addresses and parcels.

There was a discussion regarding map updates.

Mr. Hershey stated that a new laptop may be needed for the VIP Van Services. Mr. Blechertas said he has not received a request from them yet.

Mr. Shellenhamer said that there have been numerous calls from Schmitt's to Tolani regarding public water and sewer connections with no communication being made.

Mr. Blechertas said he can look into it.

Mike Wood, from HRG stated that the survey has been fully completed for the super structure on Zion and Gingrich Road and that HRG is working on the preliminary plan and the permitting.

Old Business:

Mr. Blechertas stated as of today 200 tickets have been purchased for the Blue Angels Air Show.

Citizens Input Non-Agenda Items: None

Executive Session

"THE BOARD OF SUPERVISORS RESERVES THE RIGHT PURSUANT TO ACT 84 OF 1986 AS AMENDED TO HOLD EXECUTIVE SESSIONS BETWEEN THE TIMES OF THE BOARD'S OPEN MEETING FOR ANY PURPOSE AUTHORIZED BY STATUTE"

Adjournment

There being no further business to bring before the Board, a motion by Mr. Shellenhamer seconded by Mr. Hershey the meeting was adjourned at 8:21pm.

Signature on file

Secretary – Mike Geyer