

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES March 25, 2026

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, March 25, 2026, at the municipal building located at 3200 Farmtrail Road, York, PA, 17406. Chairperson Hauck called the meeting to order at 6:00 p.m.

ATTENDANCE *(A) = Absent

Nicholas Hauck, Chairperson
Kenneth Stoutzenberger, Vice-Chair
Tim Bieber, Member
Brian Salsgiver, Member
Daniel Spies, Member
Christy Davis, Permit Clerk

B.J. Treglia, Township Engineer
Larry Young, Solicitor (A)
Cory McCoy, C.S. Davidson Engineer (A)
Mark Henise, Traffic Engineer (A)
Marita McVey, Asst. Zoning Officer

APPROVAL OF MINUTES

Upon a motion by Chairperson Hauck, seconded by Mr. Stoutzenberger, the planning commission approved the February 25, 2026, minutes as presented. Motion carried 5-0.

NEW BUSINESS

- **Data Center Draft** – Zoning Ordinance Amendment

Upon a motion by Mr. Bieber, seconded by Mr. Stoutzenberger, the planning commission recommended that the Board of Supervisors consider the zoning ordinance amendment. Motion carried 5-0. Chairperson Hauck recommended the Board of Supervisors take the following suggestions and/or comments into consideration:

- Is the intent to allow data centers and energy storage systems to be considered as either a special exception or conditional use? The modification of 27-903.2 and 27-9A01, and addition of 27-1301, will allow for either to be considered.
- Mr. Bieber feels that the landscape buffer requirements are less stringent than the current buffer requirements by defining a less dense planting requirement.
- Mr. Bieber suggests that the sound study be conducted prior to issuance of the CO rather than six months after issuance.
- Mr. Bieber questioned if there should be a water feasibility study, if public water is intended to be the source.
- Mr. Bieber feels the decommissioning plan section is vague on exactly what will be expected to be removed and, therefore, what exactly will be required financial security.

- Petition to Amend Zoning Map - Request to amend 3 parcels from Office (O) to Industrial (I). Parcels are: 36-000-LH-0004.00-00000, 236 Church Rd., 36-000-LH-0003.00-00000, 240 Church Rd, both owned by Francesco J Messina, and parcel 36-000-LH-0005.00-00000, 232 Church Rd, owned by Dorothy Brown.

Following a presentation by Jayne Katherman on behalf of Mr. Messina, upon a motion by Chairperson Hauck, seconded by Mr. Bieber, the planning commission approved the request to amend the above mentioned parcels from Office (O) to Industrial (I). Motion carried 5-0.

PUBLIC PRESENCE

Mr. Drew Zimmerman was present to discuss RVW #2025-19, Zimmerman and Lieu Subdivision Plan. This topic had been tabled to today's meeting from the February planning commission meeting but Mr. Zimmerman missed the filing deadline for the March 25 meeting. This will be discussed at the April 29, 2026, meeting.

ADJOURNMENT

With no additional business on the agenda, Chairperson Hauck adjourned the meeting at 6:36 p.m.

Respectfully submitted,

Marita McVey
Assistant Zoning Officer