

Towamencin Planning Commission
Minutes
May 4, 2026
7:00 PM

Present:

Brett MacKay, Chairman
Michael Main
Dennis McGeehan
Joseph Vavra
Craig Brown
Richard Marino
Ben Fiore
Joseph Sorgini
Patricia Younce

Staff:

Mary Stover, Township Engineer CKS
Henry Sekawungu, Director of Planning, Zoning and Code Enforcement

Supervisor Osei was present. Three members of the public were present.

Approval of April 6, 2026, Planning Commission Meeting Minutes:

Mr. McKay requested that the minutes be amended to reflect his comment regarding the access driveway, RB Distribution Center, that it be narrowed to 14' to permit only one-way tractor-trailer traffic thus reducing the attractiveness for through traffic. Mr. Vavra made the motion for approval of the minutes as amended and Mr. Brown seconded the motion. Five members voted in favor, with Ms. Younce, Mr. Marino, Mr. Sorgini and Mr. Fiore abstaining.

New Business:

A. 695 Keeler Road Subdivision (SLD 841)

Mr. Anthony Brunkan, PE, Cornerstone Consulting Engineers presented on behalf of the applicant. Mr. Brunkan explained that the PC had previously recommended approval of the plan in September of 2025, but an additional waiver concerning landscaping in the easement had been added. Mr. MacKay asked Mr. Brunkan to summarize the previous six waivers for the benefit of the two new members of the PC. Discussion followed regarding the placement of the street trees being too close to the sidewalk. It was agreed to move them further off the sidewalk and to ensure that size and species of trees must accommodate overhead utility lines. An additional waiver from Section 136-512. D.2 was requested to allow the installation of vegetation within the proposed drainage easement. In addition, the applicant requested to allow shrubs and utility services within the proposed access easement over the Lot 5 driveway. Ms. Stover said she didn't see a problem with that request. Mr. Brunkan went on the state that the applicant's intent

was to comply with the review letters. The PC agreed with the additional waiver with the stipulation that proper sight distance at driveways be maintained.

Mr. Marino expressed concern about stormwater runoff and retention basin discharge which appears to send water toward the front door of the home on Lot #5. Mr. Brunkan said that the grading was designed to direct stormwater around the home into the creek via swales. Mr. MacKay asked that the grading and basin discharge be reviewed with the Township Engineer and if it was possible to move the discharge point. Ms. Stover noted that further review was needed and that erosion along the streambanks must be addressed. Mr. Brunkan agreed to schedule a site visit with Ms. Stover to address these concerns.

Ms. Younce made the motion to recommend that the BOS approve the revised preliminary and final plan subject to the April 28, 2026 ARRO letter, The April 7, 2026 Fire Marshal letter, the April 29th Bowman traffic review, and the April 22, 2026 Gilmore and Associates letter. In addition, subject to the removal of the waiver request #1 regarding stormwater piping and further study of the stormwater discharge on Lot #5 and compliance with consultant comments. She went on to recommend the approval of waivers 2, 3, 4, 5, 6 and 7. Mr. Fiore seconded the motion and the motion passed with eight in favor and Mr. Marino voting no.

B. Grayson (Former Walton Farm) Sewage Planning Module (SLD 847)

Mr. Sekawungu explained that PC approval on component 4A of the DEP Sewage Facilities Planning Module was required due to the substantial flow increase generated by 34 new homes. He noted that the module had already been signed by the township sewer engineer, the sewer authority, county planning commission and the county health department. PC approval is required prior to BOS approval and submittal to DEP. Ms. Younce made the motion for the PC to indicate approval by Chairman MacKay's signature. Mr. Vavra seconded the motion, and it passed unanimously.

Mr. Main followed up with a question regarding the need for a deed restriction on the one retained farmhouse lot to prohibit any future subdivision, in line with the township code regarding cluster housing. Ms. Stover answered that restriction must be included as a condition of subdivision approval.

C. Data Enter Ordinance (ORD 26-5)

The township moved quickly to adopt an initial ordinance regulating data center due to urgency with plans to refine after additional input from the PC and further study of the County's recommendations. Mr. MacKay stated that while he feels there is a lot to add, he understood the urgency to get the ordinance in place.

Ms. Stover explained that currently under LI, the minimum lot size is 3 acres but that the County recommends 5 acres and that building height is restricted to 40' while the County suggests 60'. The County also recommends recalculating parking based on number of employees and requiring additional reserve spaces. Setbacks may need to be increased to meet noise limits. The County suggests submission of a thermal impact mitigation plan. Mr. MacKay said that he would prefer

full capacity impact studies from PECO and Mr. Vavra noted that capacity may not be there and noted that the real issue was the unknown. Mr. Main suggested putting a cap on the size of data center buildings. Mr. Marino noted that discussion would need to be continued over upcoming meetings and voiced his concern regarding the decommissioning process for data centers. Mr. Brown responded that there is some lien language in the current ordinance but would recommend requiring a bond that would provide for proper future remediation. Ms. Younce recommended that Data Centers be required to provide emergency training for first responders.

It was agreed that Township staff would provide marked-up versions of the ordinance, incorporating County guidance and PC comments. In addition, a marked-up map of eligible parcels will be prepared.

D. Landscaping Ordinance (ORD 26 - [])

Mr. MacKay explained that this had been triggered by an EAC review which led to a comprehensive update led by the Township Engineer aiming to bring standards up to date and require greater species diversity and improved stormwater facility landscaping. Invasive species were removed and the ordinance was revised to separate general landscaping from street trees. Caliper size for plantings was made constant across categories. Stormwater/detention basin landscaping is now mandatory.

Mr. Fiore made the motion to accept the Landscaping Ordinance and Mr. Sorgini seconded the motion. It passed unanimously.

Upon Mr. Vavra's motion, the meeting was adjourned at 7:40PM.

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer