

Towamencin Planning Commission
Minutes
April 6, 2026
7:00 PM

Present:

Brett MacKay, Chairman
Michael Main
Dennis McGeehan
Joseph Vavra
Craig Brown

Absent:

Richard Marino
Ben Fiore
Joseph Sorgini
Patricia Younce

Staff:

Mary Stover, Township Engineer CKS

Supervisors Osei and Warner were present. No members of the public were in attendance.

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

Mr. McKay requested that the minutes be amended to reflect the addition to his motion on page #2, paragraph #2 to include the CKS letter of January 26, 2026. Mr. Vavra moved to approve the minutes as amended and Mr. Main seconded the motion. All in favor

New Business:

A. RB Distribution Center (FKA SKF Office – SLD 849)

Mr. John Anderson, PE, Mr. Matt McHugh, Esq, Mr. Ben Guthrie, PE and Mr. Mark Nicoletti, the developer, were in attendance. Mr. Anderson provided an overview of the project and noted that they were before the PC with a two-pronged application: Conditional use for new I-5 manufacturing in the LI district and land development for a 50,000 square foot building expansion to the rear of the existing building along with related site improvements. He noted that after the expansion, 607 parking spaces would be available and that parking would meet and exceed combined requirements for pad sites, expansion, and overall shopping center (1,484 provided vs. 1,423 required). Additional stormwater management will be required to handle the changes. Mr. Anderson went on to discuss the review letters, noting that providing a barrier at the loading area, per the Bowman letter, may not be possible, but the applicant would agree to additional signage and/or pavement markings to restrict the truck traffic. Mr. MacKay suggested the possibility of narrowing the area to 14' to restrict the flow of traffic. The applicant is also

proposing a third driveway along Tomlinson Road instead of the two permitted by the Ordinance. Mr. Vavra expressed his concern about three driveways exiting onto Tomlinson Road considering the sharp curve to the north of the property and the added traffic volume. Discussion followed regarding restricting the northern most driveway to left turn only. Mr. Anderson stated that the driveway could be located further from the rear property line. Mr. McGeehan asked about the type of barrier requested in the Bowman letter. Mr. Anderson answered that they would work with Mr. Chad Dixson, Bowman, to resolve this. Mr. Anderson next addressed the Gilmore letter stating that revised sewer planning module will be required, which will not be an issue.

Mr. Brown asked about the status of the four pad sites along Forty-Foot Road and was told that they were waiting for approvals but were not part of this project. Mr. Guthrie added that the pad sites had been added to the plan for purposes of the Traffic Study. Mr. Vavra asked about possible tenants for the pad sites and was told that there were none at this time. Mr. McHugh added that this project would, hopefully, spark more interest in the pad sites.

Mr. Main asked about non-conforming manufacturing and what Penn Reels and SKF had been classified as. Mrs. Stover said that LI now includes manufacturing as a conditional use. Mr. Main went on to ask about the expected level of noise and Mr. Anderson stated that the work they were performing was primarily R and D. Mr. McHugh added that, at a minimum, they would have to meet noise levels as per Township Code.

Mr. McGeehan asked if there would be any trailer staging areas and was told that there would be none.

Five waivers were discussed:

1. Waiver to allow preliminary and final plans to be submitted together.
2. Waiver to allow three driveways along Tomlinson Road instead of two per code.
3. Waiver to allow for 3:1 slopes rather than 4:1 in stormwater basins only.
4. Waiver to allow light poles to be 25 ft. high rather than the required 20 ft. maximum to match what is currently installed.
5. Waiver to allow less than the required minimum velocity of 3 ft/second in some private pipes.

Mr. MacKay and Mr. Main both stated that the 25-foot height waiver would be a problem. Mr. Vavra reiterated his concern regarding the traffic site lines on Tomlinson Road. Mr. MacKay added that the issue was not the addition of a third driveway, but rather the location. Mr. Anderson said that they would work with Bowman to resolve this issue.

There being no further discussion, Mr. MacKay made a motion to recommend that the BOS approve preliminary and final approval for RB Distribution Center (SLD 849), contingent upon compliance with the Arro letter of March 27, 2026, the Bowman letter of April 1, 2026, the Fire Marshal letter of March 13, 2026 and the Gilmore letter of March 31, 2026. Furthermore, the PC recommends the acceptance of all waivers in the Cornerstone April 6, 2026, letter, except for the waiver to allow light poles to increase to 25 feet high. The motion was seconded by Mr. McGeehan and the motion passed unanimously.

Mr. MacKay made a second motion to recommend that the BOS approve conditional use for new I-5 manufacturing use in the LI district. The motion was seconded by Mr. Main and passed unanimously.

B. Dock Woods Hybrid Apartments (SLD 843).

Mr. Nate Fox, Esq., Obermayer, Mr. Tom Knab, RLA, Bohler Engineering and Mr. Edward Brubaker, Branches were in attendance for the applicant. Mr. Knab said the plan had been revised per PC feedback from the November meeting. He explained that the plan involved replacing two existing cottages with 17 new hybrid apartment units. Key revisions included widening the drive aisles to 26 feet and adding “turf fire access” along the north side for apparatus access per the Fire Marshal’s review letter. He explained that all code-required trees will be provided, though not always in code-specified locations due to underground utilities and other site constraints. Thirteen waivers were requested in the Bohler Engineering letter of March 30, the majority due to existing conditions in the fully developed campus. Mr. Knab noted that, in addition, maintaining separation between sewer laterals at 20 feet per the Gilmore letter would need to remain at 10 feet due to existing conditions.

Mr. MacKay asked Mrs. Stover if she had any issues with any of the waivers and she noted that landscaping issues would need to be finalized.

Mr. Brown asked if there would be internal sidewalks throughout the community to make up for the lack of sidewalks along the main roads. Mr. Knab responded that there would be non-interrupted sidewalks within the community.

There being no additional comments, Mr. MacKay made a motion to recommend preliminary and final approval for SLD #843 to the BOS contingent upon compliance with the Arro preliminary land review letter of March 19th, the Arro final plan review letter of March 19th, the Gilmore letter of March 16th, the Fire Marshal review letter of March 1st, and the Bowman letter of February 20th. He amended his motion to include recommending to the BOS the waivers requested in the March 26th Bohler letter. Mr. Vavra seconded the motion, and it passed unanimously.

Mr. Vavra made a motion to recommend to the BOS conditional use for building heights up to 52 feet as long as required setbacks are met. Mr. McGeehan seconded the motion, and it passed unanimously.

C. Proposed new ordinance to add Data Centers (Ordinance #26-5)

The Planning Commission suggested increasing the minimum lot size of three acres in the LI district to 5 acres for data centers. They thought that electronic waste should be addressed and recommended escrow or a bond being put up for decommissioning. Mr. Vavra asked about height restrictions and was told that heights would be limited to 40 feet in the LI district. Mr. Main recommended limiting generator testing from weekdays between 9:00AM and 5:00PM to a

more defined period; an hour per week was suggested. Mr. MacKay suggested that an electric study be performed prior to permit application to ensure proof of available utility capacity. Lastly, the PC was in favor of the noise requirement suggestions in the Montgomery County guidance document.

Mr. Vavra made the motion to recommend approval to the BOS with the PC's suggested revisions. Mr. Main seconded the motion, and it passed unanimously.

Upon Mr. Vavra's motion, the meeting was adjourned at 8:05PM.

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer