

**Towamencin Planning Commission
Minutes
June 1, 2026
7:00 PM**

Present:

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

Absent:

Patricia Younce

Staff:

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

Supervisor Osei was present. No members of the public were in attendance.

Approval of May 4, 2026, Planning Commission Meeting Minutes:

Mr. Vavra made a motion to approve the minutes, and Mr. Main seconded the motion. All were in favor.

New Business:

A. Data Enter Ordinance (ORD 26-5)

Mr. Leach presented a map of the Township with an outline showing where a Data Center could be located under recently amended LI. It was noted that to build a Data Center under the ordinance no properties would meet the minimum size without assembling a group of properties. Mr. MacKay said that the most suitable and available land exists along Wambold Road but that the PECO right-of-way would limit construction. Mr. McGeehan asked about the two empty warehouses on Wambold as a possible site, but it was explained that they bordered on residential which would disallow the use.

Discussion followed regarding the April 24th letter from Montgomery Township.

Item #1 – Will-Serve Letters. Mr. MacKay recommended adding this paragraph to the Ordinance.

Item #2 – On-Site Generation. Mr. MacKay noted that the general aim here was to discourage/limit on-site fossil-fuel generation except for backup power. Mr. Main asked about

wind generation and whether it would present a potential problem. Ms. Stover answered that the ordinance does allow for wind. Mr. Marino questioned whether wind would generate sufficient power. It was agreed that meeting Tier 4 emission standards should be added to the ordinance.

SETBACKS – Discussion regarding the proper setback followed with 800' being the working number. Mr. Osei was in favor of making the number 1000' to match the County number and that was agreed upon dependent on approval from the Township Solicitor.

NOISE – It was agreed to set maximum decibel limits to 45dB(A) from Monday to Friday between 7:00 AM and 40 dB(A) during other times and to make this change across LI. Changed daytime hours to end at 7:00 PM rather than 8:00 PM. Measurements to be taken at the property line.

WATER USAGE – The PC agreed with Montgomery County's suggestion.

USE DEFINITION – The PC agreed that use definition A-23 and A-22 could be combined.

EMERGENCY RESPONSE – The PC agreed that specialized training should be required for first responders.

PARKING – The PC recommended basing parking on the number of employees projected during the largest shift plus 5 parking spaces.

DECOMMISSIONING – Mr. Marino suggested combining the township wording with that of the County.

It was agreed to add a Thermal Impact Mitigation Plan as outlined in the County's letter along with an electronic waste plan.

Mr. MacKay asked that Staff put together a red-lined Ordinance reflecting the changes discussed. It was also suggested that the Ordinance provide for "sound audits" with a base determined at pre-construction versus post-construction and then an audit to be performed every two years.

Upon Mr. Vavra's motion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer