

**Towamencin Planning Commission
Minutes
July 6, 2026
7:00 PM**

Present:

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

Absent:

Joseph Sorgini
Joseph Vavra

Staff:

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

Supervisor Osei was present. Sixteen members of the public were in attendance.

Approval of June 1, 2026, Planning Commission Meeting Minutes:

Mr. Brown made a motion to approve the minutes, and Mr. Main seconded the motion. All were in favor with Ms. Younce abstaining.

New Business:

A. Vesta Acquisitions Sketch Plan Review (SLD 26-851)

Vesta was represented by Eric Frey, Esq., Darshall, Bartle, et al, Sam Kim, architect and Mike and George Foering, applicants.

Mr. Frey explained that the site historically has had residential and commercial uses. The purpose of this proposal is to merge the two properties under a new commercial zoning use (C-24) and consolidate access to Forty Foot Road, remodel and redevelop the site for a larger building to allow for a showroom and additional office space.

New use (C-24) is more specific than current permitted uses, with limitations – no outside storage, limited driveway access and setback requirements. Vesta is asking for setback relief, specifically letting existing building locations define new setbacks rather than those stated in the Ordinance. Mr. Frey noted that a proposed zoning ordinance had not been drafted and was waiting on discussion from this meeting. The applicant is also proposing no additional parking

under this plan. Ms. Stover said that the number of parking spots required would be determined according to the plan presented.

Mr. MacKay expressed concern with the setbacks and suggested that some language be added, stating that existing building locations define new setbacks.

Mr. Marino asked about the need for a trash enclosure. PC agreed that a trash enclosure be added.

The PC indicated the proposed 25-foot drive aisle creates a conflict with required setbacks and landscape buffer requirements. It was also agreed that the proposed 2-foot landscape buffer is inadequate, suggesting that a 10-foot buffer consistent with the intent of the ordinance. The PC agreed that potential relaxation of the setback for an accessory building could lead to becoming a precedent unless careful wording was added.

Mr. Frey said that Vesta would work with Township Staff and Consultants to address concerns and to come up with a proposed ordinance.

B. Grayson Minor Subdivision – 1780 Kriebel Road (SLD 25-845)

Justin Strayhorn represented the applicant. He explained that at this time the applicant was looking for approval of the subdivision representing the existing farmhouse and barn, a total of three acres, as part of the larger Grayson subdivision. He went on to explain that all major review letters, including the May 26, 2026 letter from ARRO have been addressed, noting that issues concerning buffering and street trees would be deferred to the full land development application. He went on to note that:

- The lot would be deed restricted against further subdivision and that all necessary easements would be in place prior to the sale of the property.
- The proposed septic system will utilize a holding tank located on the adjacent large property until tie-in to new sewer main.
- Improvements to include approximately 4-feet of road widening and installation of a trail across both the subdivision and the remaining (large) tract.

Pam McCall (township resident) asked if the water that ponds at the intersection of Kriebel and Anders would be addressed. Mr. Strayhorn answered that it would be part of the larger subdivision.

Lisa Lieb (township resident) asked about existing traffic concerns at Kriebel and Anders and proposed a three-way stop sign. Ms. Stover noted that would have to go through the traffic engineer.

Further discussion centered on additional landscaping along the property.

Ms. Younce made the motion to recommend to the Board of Supervisors the approval of the Grayson Minor Subdivision SLD 25-845, subject to deed restriction against further subdivision and the review letters from ARRO of May 26, 2026; the Fire Marshal of April 25, 2026; the

Bowman letter of May 27, 2026 and the County Planning Commission letter of December 8, 2025. Mr. Main seconded the motion, and all were in favor.

C. Accupac, Inc – 1500 Industrial Blvd. (WLD 2026-02)

Andrew Griffin, Esq., Curtin and Heefner and Sean Connelly, Accupac represented Accupac. The applicant is seeking a waiver of land development for a small (1,157 square foot wastewater treatment) building. All comments received from Township consultants are “will comply,” apart from sidewalks and street trees although additional buffering will be provided along Industrial Blvd. Accupac is requesting a deferral for the sidewalks and a waiver for street trees. Will pay a fee in-lieu-of for dedication of open space and Accupac will work with the Township to address lighting concerns. In response to a question from Ms. Younce regarding truck traffic, Mr. Connelly stated that once the facility was up and running, truck traffic would be reduced by up to 85% due to additional on-site discharge capacity due to this facility.

Ms. Younce made a motion to recommend that the Board of Supervisors approve Accupac’s request for a waiver of land development subject to the ARRO letter of June 26, 2026, the Fire Marshal letter of June 23, 2026 and Accupac paying a fee-in-lieu of for open space dedication and further a waiver for street trees. Mr. Fiore seconded the motion, and all were in favor.

D. MCPC Proposed Planning Assistance Contract

Mr. Sekawungu explained the purpose of the proposed Planning Assistance contract:

- The Township has seen an increase in large-scale development proposals, including applications requesting zoning and ordinance amendments.
- This would be an additional planning resource for Township staff and the Planning Commission.
- The County Planner attendance at meetings would improve coordination and planning efforts.
- Would provide assistance with ordinance updates that include SALDO, Zoning, and Open Space Preservation among others.
- Complements required PA MPC review requirements.

Concerns with the language of the Contract were expressed by Mr. Main and Ms. Younce regarding the obligation of the Township to ***accept all*** MCPC recommendations. The suggestion was made by Mr. Main to replace “shall cooperate” with “may” or remove sentence entirely. Mr. Brown asked about termination and was told that it is 60 days.

In response for comments from the public, Mr. Meehan, township resident, said that he believed this was a great resource to have.

Another township resident who serves on the Environmental Advisory Committee noted the time that it has taken in the past to update several ordinances and felt that this would greatly help to speed up that process.

E. Comprehensive Plan Updates

The 45-day comment period is ending, and the Board of Supervisors are to hold a public hearing and potentially adopt at the July 22, 2026 BOS meeting. MONTCO reviews have been received and are relatively minor. Mr. MacKay asked that the graphics be improved.

Mr. Main made a motion to recommend that the Board of Supervisors adopt the Comprehensive Plan with the following revisions:

- Update language consistent with County comments
- Add website link where appropriate
- Remove the 3rd to last sentence on page #29 regarding R-175 parcels
- Correct Towamencin Village residential development projections on page #30 from 480 to 254
- Revise Freddy Hill residential scenario to show 140 units also page #30
- Remove “rezone to allow for build-to-rent” reference for Freddy Hill parcel

Mr. Fiore seconded the motion, and all were in favor.

F. Data Center Ordinance Amendments

Ms. Stover provided an overview of the proposed Data Center ordinance amendments and Ms. Younce made the motion recommending that the Board of Supervisors approve the language of Ordinance #26-5 as revised; Mr. Brown seconded and all were in favor.

G. Draft Parking Ordinance

Supervisor Osei presented his draft focusing on reducing residential parking minimums and proposed shift from parking requirements based on dwelling units to parking requirements based on bedrooms, supported by parking studies. He noted that survey results show strong public opinion for less pavement and more green space and improved open space connectivity.

Mr. Marino suggested allowing reserve parking areas to remain green space until additional parking is demonstrated to be necessary. Mr. Main voiced his agreement with Mr. Marino; Mr. MacKay noted that density is set by District. Further discussion centered on methods to encourage developers to provide reserve parking instead of constructing excess impervious parking initially. Mr. Brown suggested Towamencin Avenue as possible for evaluating parking demand and Supervisor Osei agreed to investigate it.

There being no additional business, Mr. Main made a motion to adjourn with Ms. Younce seconding. The meeting was adjourned at 9:05.