approved

LOWER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION MINUTES
TUESDAY, JULY 7, 2026 @ 6:30 P.M.

CALL TO ORDER - The July 7, 2026 meeting of the Lower Mount Bethel Township Planning Commission meeting was called to order at the Centerfield School - 6984 S. Delaware Dr. Martins Creek by Chairman P. McInerney at 6:30 p.m. Also, in attendance were B. Rush, T. Resh, B. Smith, K. Biggs – Sebia, J. Coyle, M. Hart and M. Mastrogiovanni. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES - June 16, 2026 – **MOTION** by P. McInerney, second by B. Smith to approve the minutes. Vote: 4-0.

NEW BUSINESS

1. Planning Commission Vacancy – Tabled.

OLD BUSINESS

1. Data Center Ordinance – P. McInerney indicated they have been working diligently on the Data Center Ordinance with Legal and Engineering and at this point have a solid draft ordinance. They will move as quickly as they can. P. Mc Inerney reviewed the draft ordinance with the Planning Commisision and asked that comments by the public be held until the end. The draft ordinance will be posted on the website and hard copy in the office for public inspection Pg. 2 – Conditional Use – Board of Supervisor have the final say. K. Biggs – Sebia noted this will be a stand-alone ordinance, but an amendment to the zoning ordinance. Pg. 3 – B. Rush commented this is pretty comprehensive. T. Resh noted Parkland and Mongomery & Chester County recommended 1,000 ft. setback. Karley noted you typically see a 500 ft. setback. P. McInerney suggested we put in 1,000 ft setback, then if LVPC suggests less, we can make that modification.

Pg. 6 – Authorized uses – overlay will be taken out, and replaced with Industrial District. There was discussion about Conditional Use Approval if an end user has to be named. Pg. 8 – review of Electrical Demand, Pg. 9 – Environmental Impact Assessment, Pg. 10 – Critical Environmental Resources. There was discussion about water and sewer service standards. Pg. 14 – Utility Infrastructure Coordination, Pg. 15 – Electric Utility Impact Study. Discussion about generator – projected testing schedule to comply with our noise standards; not testing to occur between 9:00 p.m. – 7:00 a.m.

K. Biggs – Sebia will clean up the formatting of the ordinance and the definitions.

MOTION by P. McInerney, second by T. Resh to present the draft ordinance to the Board of Supervisors for consideration and advertise for a pubic hearing and send to LVPC for review. Vote: 4-0.

PUBLIC COMMENT

Ron Angle – Mr. Angle noted a Data Center is coming to UMBT. This ordinance is what is law and it's impossible for a Data Centers to come to LMPT. All PPL power goes into the grid. When 9010 was passed, LMBT stole 90% of farmers land, the land appraisal wasn't much.

The Township needs to look at 9010, they stole the farmers land. Mr. Angle mentioned Becky Bradley, LVPC looks at this prosed ordinance and will make it impossible for Data Centers to come in.

Public Comment by G. Dorfner – MR. Dorfner asked when will the ordinance be posted on the website. P. McInerney indicated once Karley dose all the revisions. Mr. Dorfner mentioned the water from the Delaware Water and asked where the water is going to come from. There was discussion about the noise.

Public Comment by S. Newman – Ms. Newman asked about Fire Company and Emergency Services and them providing a plan for protection if this Data Center comes about. K Biggs – Sebia noted this would be part of a safety plan.

ADJOURNMENT- MOTION by B. Rush, second by P. McInerney to adjourn The Planning Commission meeting at 8:30 p.m.

Respectfully Submitted, Melissa Mastrogiovanni, Township Secretary / Planning Administrator
Lower Mount Bethel Township