MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
June 18, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, June 18, 2026. The members of the Planning Commission in attendance included: Rutuke Patel, Jay Glickman, Alex Rigney, and Leon McGuire. Also present: Finn Skovdal, of the Township Solicitor's office; Jesse Hill, Director of Planning and Zoning; and Mary Gambino, Land Development Project Coordinator.

The meeting was called to order at 7:00 p.m. by Jay Glickman.

After Roll Call, and the Pledge of Allegiance, a motion was made by Rutuke Patel, and seconded by Alex Rigney, to approve the minutes of the May 21, 2026, meeting. All in favor.

Proposed Data Center Ordinance #26-358-Z

Finn Skovdal, of the Township Solicitor's office, gave an overview of the proposed ordinance amending Chapter 230 of the Zoning Ordinance, to add definitions related to data centers, in the LI Limited Industrial Zoning District, to permit data centers by Conditional Use, and establish criteria and requirements for data centers. Mr. Skovdal stated that the proposed ordinance was a comprehensive document drafted after model ordinances or similar ordinances in Montgomery, Chester, and York counties, and West Goshen Township. A few key points of the proposed ordinance were highlighted including the use of public sewer for wastewater disposal, energy usage plan, water usage, thermal impact, noise and vibration mitigation, site lighting restrictions, and enforcement of violations. Mr. Skovdal pointed out that the standard 1000-foot setback had been reduced to 500 feet. Using the 1000-foot setback would eliminate all properties whereas a 500-foot setback could apply to three existing properties within the township.

Jay Glickman commented that the purpose of the proposed ordinance is to protect both the township and the township residents. Leon McGuire commented that the proposed ordinance is almost identical to a recently reviewed ordinance for Hilltown Township.

Rutuke Patel questioned how the decibel figures in the proposed ordinance were determined and whether an electromagnetic field could be created by a data center. Mr. Skovdal replied that the decibel numbers were taken from the West Goshen Township ordinance and had been reviewed by the Montgomery Township Engineer's office. Mr. Patel stated that medical devices can be affected by electromagnetic fields and questioned whether a 500-foot setback would be adequate to protect residents with medical devices. Jesse Hill stated that the proposed ordinance identified "sensitive receptors", and persons with medical devices, in residences not located on a parcel with an existing industrial, commercial, or unpermitted use, would fall into this category. Alex Rigney stated that remote monitoring of medical devices is now more prevalent than had been previously experienced, due to a push to keep patients out of hospitals, and monitoring systems, as well as medical devices can be

affected by electromagnetic fields. Mr. Patel suggested that provisions be added to protect not only nearby residents, but also employees of data centers, who have medical devices, such as pacemakers.

The proposed ordinance provides for a public hearing to be held at least fourteen days prior to the first conditional use hearing. Alex Rigney suggested the notice period be extended beyond the fourteen days to allow adequate time for residents to review and digest the proposal. Mr. Rigney suggested that the public meeting be held 28 days prior to the first conditional use hearing. The commission members agreed with the 28-day timeframe.

The proposed ordinance has a provision if Federal or Commonwealth law establishes the ability for the Township to enter into a Community Benefits Agreement with the applicant, the applicant shall enter into such an agreement to the satisfaction of the Township and as otherwise permissible under such laws. Mr. Rigney questioned whether such a Federal or Commonwealth law currently exists. Mr. Skovdal replied that there is no such law at this time. Mr. Rigney stated that it seems that the City of Philadelphia has the legal framework in place for Community Benefits Agreements through its Philadelphia Community Benefits Ordinance.

Jesse Hill stated that there are quite a lot of restrictions and many steps required to get to the approval stage for a Conditional Use in the proposed ordinance. He reviewed the 10-acre lot size requirements and stated that there are twelve properties of that size within the township, and of those twelve, only three properties come close to meeting the other requirements. Leon McGuire questioned if two or more properties could be combined to meet the 10-acre requirement. Mr. Hill stated that could be a possibility.

Upon motion by Rutuke Patel, and second by Alex Rigney, the Planning Commission recommended that the Board of Supervisors set a date for a public hearing to be held to consider the proposed Data Center Ordinance, incorporating the recommendations of the Commission. All in favor.

There being no further business to come before the Commission, a motion was made by Alex Rigney, and seconded by Rutuke Patel, to adjourn the meeting at 7:18 p.m. All in favor.