

MUNCY TOWNSHIP

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MUNCY TOWNSHIP, LYCOMING COUNTY, PENNSYLVANIA, DIRECTING THE MUNCY TOWNSHIP PLANNING COMMISSION TO INITIATE REVIEW AND DEVELOPMENT OF ZONING REGULATIONS ADDRESSING DATA CENTERS AND SIMILAR HIGH-INTENSITY USES

WHEREAS, the Board of Supervisors adopted Resolution No. 2026-02 on April 28, 2026, establishing a temporary moratorium on the acceptance, processing, review, and approval of applications related to data centers and similar high-intensity uses; and

WHEREAS, the purpose of the moratorium is to allow the Township time to evaluate infrastructure capacity, land use compatibility, public safety considerations, and other impacts associated with such uses; and

WHEREAS, the Township's Zoning Ordinance does not currently define or adequately regulate data centers and similar high-intensity uses; and

WHEREAS, the Board of Supervisors has determined that it is necessary and appropriate to initiate a formal review and development process for potential zoning regulations addressing such uses; and

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Planning Commission to review, develop, and recommend zoning ordinance provisions;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. DIRECTION TO PLANNING COMMISSION

The Muncy Township Planning Commission is hereby formally directed to initiate review and development of zoning regulations addressing data centers, data center campuses, high-intensity data processing facilities, and any substantially similar uses in function or impact.

2. SCOPE OF REVIEW

- Land use compatibility and zoning district placement
- Infrastructure capacity, including electric, water, sewer, and emergency services
- Noise, buffering, and operational impacts
- Site design, scale, and intensity of use
- Traffic, access, and circulation considerations
- Coordination with applicable state and federal regulatory processes

3. PUBLIC MEETING PROCESS

The Planning Commission shall conduct its review through publicly advertised meetings in accordance with the Pennsylvania Sunshine Act and all applicable laws. Public input shall be received as part of the review process.

4. REPORTING TO BOARD OF SUPERVISORS

The Planning Commission shall provide periodic updates and recommendations to the Board of Supervisors for review and consideration.

5. CONSISTENCY WITH MORATORIUM

Nothing in this Resolution shall be construed as acceptance, processing, or approval of any application currently subject to the Township's moratorium. All such matters shall remain governed by Resolution No. 2026-02.

6. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.