

**MUNCY TOWNSHIP PLANNING COMMISSION DATA CENTER ORDINANCE REVIEW
MEETING MINUTES JUNE 24, 2026**

I. CALL TO ORDER AT 7:00 PM

- a. Flag Salute was completed
- b. Prayer done by Jason Shuda

II. PURPOSE OF MEETING:

Purpose of Meeting: Chairman Larry Spatz reviewed Resolution No. 2026-02 establishing the Township's temporary moratorium regarding data centers and similar high-intensity data processing facilities and Resolution No. 2026-05 directing the Planning Commission to begin the review and development of zoning regulations addressing such uses. The purpose of the meeting was to commence the Planning Commission's review of potential zoning regulations, receive professional input and public comment, gather information, and develop recommendations for consideration by the Board of Supervisors consistent with the Pennsylvania Municipalities Planning Code.

III. ROLL CALL: Chair Larry Spatz, introduced all members of the Planning Committee.

IV. INTRODUCTIONS:

- a. Planning Commission Members in Attendance: Larry Fry, Justin Welch, Tom Croucher, Scott Oldweiler, and Larry Spatz
- b. Township Supervisors in Attendance: Chair Terri Lauchle and Vice-Chair Denise Artley
- c. Township Staff and Consultants: Secretary Kathryn Harper
- d. Township Engineer: Dan Vassallo
- e. Other Officials and Attendees: Zoning Officer Joe Lyons

V. PUBLIC COMMENT AND SPEAKING GUIDELINES and

VI. DECORUM AND ORDER: Larry Spatz reviewed the comments should be reasonably related to data center development concerns.

VII. EXISTING TOWNSHIP ZONING OVERVIEW:

Joe Lyons spoke on other municipalities also facing this issue and multiple kinds of data centers. Listing three main concerns of power supply, noise and water usage; he referenced Allegheny County as example of ordinance.

Dan Vassallo also commented on ideas of the three issues as well as need for fire department coverage, water service for fire and financial security.

The Planning Commission also reviewed examples of data center ordinances from other municipalities and discussed land use compatibility, infrastructure capacity, public safety, environmental considerations, and other planning issues relevant to the preparation of potential zoning regulations.

VIII. PUBLIC COMMENT: Sam Burleigh, co-founder of Concerned Citizens of Montour County spoke of data center issues and working together as a community.

Other public comments received:

Sean Tetreault: As nearest neighbor to project, expressed concerns to handle matter of incoming development with utmost responsibly.

Muncy Farms, Malcolm Barlow and John Schaeffer: Spoke of how the data center developers were inquiring to purchase their property and their decades of history.

Cori Cotner and Amy Ruth Swart: Expressed gratitude to the Planning Committee.

Karin Waugh: Spoke on Environmental Justice Program and urged attendees to review DEP online access.

Dan Waugh: Mentioned Lycoming County currently taking 180-day timeframe for creating ordinance and suggest Muncy Township seek information from that ordinance when can.

Kim Croucher: Also spoke of the same as above.

Malcolm Hoover: Had asked to speak but had no further questions.

Gary Jones: Asked Joe Lyons would special zoning hearings be needed.

Dan Cotner: Asked if data center applications give information on what their operational needs would be. No comment by committee could be made from this question.

Carla Miller: Spoke of water lines underground that can contaminate if a leak occurs.

Brenda Dapp: Expressed concern for air and ground quality affecting food grown on property.

Beth Georg: commented that the Susquehanna River is possibly endangered and to review if this has impact on the data center development.

Malcom Barlow: Spoke again to reiterate above comment and protection of the Chesapeake Bay Watershed.

Clifford Good: As neighbor across the road from project, mentioned concerns for the road and traffic safety.

Jim Smith: Asked if any noise ordinance exists currently.

Don Reese: Mentioned all people needing protection in the community, rather nearby or miles away could be affected.

Dan Vassallo: Then closed with last comments to review the need to work together for best ordinance outcome.

IX. DISCUSSION – DATA CENTER TOPICS and

X. DISCUSSION OF INFORMATION NEEDED: Larry Spatz spoke to all attendees to work to gather as much information as possible for future meetings.

XI. FUTURE MEETING SCHEDULE: Set for first and third Wednesday monthly, starting with July 1st, 2026, at 7:00 pm.

XII. ADJOURNMENT: Motion by Tom Croucher to adjourn at 9:13 pm; second by Justin Welch. Motion carried.