

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
SEPTEMBER 2, 2025**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Tuesday, September 2, 2025.

Members present: Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr and Jane Daggett, Secretary.

Others: Scott Rugen, Charles Fleischmann, Matt Dimarco, Matt Martelli, Tom Smith, Susan Fulton, Ben Fisher, Samuel Stoltzfus, Bill Rogers, Matt Brubaker

The meeting was called to order by the Chair, Colin Kraucunas at 7:00 P.M.

MINUTES – Motion was made by Lynn Robinson, seconded by Colin Kraucunas and carried to approve the August 4, 2025 Minutes as written.

SAMUEL FISHER – LAND DEVELOPMENT PLAN – 1771 Ewing Road – presented by Bill Rogers - Planning Module, Component 4A was addressed by the Planning Commission. The applicant has applied for a NPDES Permit and has received a technical review letter from DEP. The applicant has also submitted a Conservation Plan. Supervisor Scott Rugen questioned if the current Conservation Plan met all criteria. Bill Rogers, applicant's spokesperson stated that the Conservation Plan is a continuous document and that the current plan was written up by Dan Miloser of Chester County Conservation District. The applicant is requesting waivers from our SALDO and our Storm Water Management Ordinance along with approval of their plan.

Motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they grant the following waivers based upon recommendation of the township engineer:

SALDO

Section 401.B.2 – Preliminary/Final Land Development Plan

Section 505.A – Traffic Study

Section 505.B – Community Study

STORM WATER ORDINANCE

Section 307.A – peak flow rate

Section 308.A – peak flow rate

Motion was made by Colin Kraucunas, seconded by Karl Herr and carried to recommend to the Board of Supervisors that they approve the Land Development Plan of Samuel Fisher, conditional upon satisfying all items in the township engineer's August 1, 2025 letter, specifically the NPDES Permit and the Sewage Planning Module.

BEN FISHER AND SARAH FISHER – 235 Pusey Mill Road presented by Bill Rogers – this is a lot line, add-on plan. The plans were submitted August 18 and forwarded to Chester County Planning Commission who will not start their review until they received the correct amount of fees. Mr. Rogers has been informed of this. The Planning Commission received a review from the township engineer on August 28, 2025. Bill Rogers recognized Lot 2 needed to be adjusted to avoid a conditional use hearing for a "flag lot" per township engineer comments.

CHESTER COUNTY BASEBALL COMPLEX – Matt DiMarco, Matt Martelli and Thomas Smith were present to submit a "sketch plan" of a recreation complex which they would like to build on the corner of Route 896 and Baltimore Pike. Presently the property is owned by Queen Theater. The property would be used during the months of March to October. The parking area would be on gravel and provide parking for 700 vehicles. Portable bathrooms would be brought in. The property would house a small concession stand, office and maintenance area along with bleachers. The fields would be provided for baseball teams, field hockey, soccer and lacrosse. A stormwater plan would need to be done. Supervisor Fleischmann questioned the applicants if they were aware that Penn Dot is proposing two roundabouts in 2027 on the north bound ramp and south bound ramp on Route 1. A traffic study has not been done yet. The applicants will contact Penn Dot.

HOLDING TANK ORDINANCE – The Supervisors held a work session August 25, 2025 regarding this draft ordinance. This will be sent to the Solicitor for review.

WORK SESSION – The Planning Commission would like the Supervisors to have a work session on September 22nd to discuss the riparian buffer ordinance. The Supervisors will let the PC know if such work session is scheduled.

REGIONAL PLANNING – meeting will be held September 22nd. The East Nottingham Township Planning Commission denied the request for the Herr's Warehouses. This will go to the East Nottingham Township Board of Supervisors for either an extension or denial.

PLANNING COMMISSION – has an opening on their board.

ADJOURNMENT – There being no further business, motion was made by Colin Kraucunas, seconded by Karl Herr and carried unanimously to adjourn at 8:40 P.M.

Respectfully submitted,

Jane Daggett
Secretary