UPPER OXFORD TOWNSHIP PLANNING COMMISSION
SEPTEMBER 8, 2026

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 8, 2026.

Members present: Jesse Holmes, Colin Kraucunas, Lynn Robinson, Karl Herr and Jane Daggett, Secretary.

Others: Scott Rugen, Charles Fleischmann and Howard Reyburn.

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 Karl Herr and carried to approve the August 3, 2026 Minutes with the following correction: In the East Nottingham paragraph, 3rd line from the bottom, change "Supervisors" to Supervisor". MOTION CARRIED.

TRUX1, LLC – will hold a Conditional Use Hearing on September 14, 2026 at 5:00 P.M. at the township building. This property is #9 Dalin Drive in the Forestville Business Center and Tax parcel 57-8-25.7. The applicants are seeking relief to reduce the width of the riparian buffer requirements.

Motion was made by Lynn Robinson, seconded by Karl Herr and carried to recommend that the Board of Supervisors approve the Conditional Use Hearing for TRUX1, LLC for the relief of modification of the riparian buffer and amended by Colin Kraucunas, seconded by Lynn Robinson and carried due to the applicant's hardship of existing lot lines and existing natural resources. MOTION CARRIED.

ANTHONY BEILER – Motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they grant and accept an extension for review of the subdivision until December 16, 2026 for the Anthony Beiler subdivision. MOTION CARRIED.

SUZANNE HALLADAY – The township received the State approval letter from Pennsylvania Department of Agricultural Land Preservation Board for the Suzanne Halladay subdivision which was approved at its August 20, 2026 meeting. The plan was also approved by the County Agricultural Land Preservation Board at the May 26, 2026 meeting.

DATA CENTERS –Colin, Scott and Charlie attended the Oxford Regional Planning Commission meeting which had Mark Gallant from Chester County Planning Commission talk about model Data Center Ordinances with recommendation of what townships should have in their ordinances for planning for these centers. The data centers need four items to be feasible. Electric, high- speed internet, gas lines for generators and water for cooling. Colin questioned if we actually needed a Data Center Ordinance or whether our existing zoning ordinance covers all areas since our buildings are limited on their size. Scott mentioned that the Municipal Planning Code under Section 19 states if a township participates in a regional planning and if other townships put in a Data Center, we can rely on it being in another township and challenge putting one in our township. Charlie mentioned that Upper Oxford does have a pipe line going thru the township and Chester Water Authority also serves the area. Colin mentioned to the others that he has the link to the presentation by Chester County Planning Commission if they would like to look at the presentation.

SHER ROCKEE MUSHROOM –this subdivision is on the east side of the property and was a lot line adjustment. These plans were approved by the Planning Commission June 1, 2026 and by the Board of Supervisors June 8, 2026 with conditions. All conditions required by the township engineer have been satisfied, thereby the plans can be signed.

GLENVILLE PROPERTIES - these plans were approved by the Planning Commission August 4, 2025 and by the Board of Supervisors on August 11, 2025 with conditions. All conditions required by the township engineer have been satisfied, thereby the plans can be signed.

THE RESERVE – discussion was held regarding the pros and cons of HOAs and what happens when they dissolve. Discussion was also held regarding the township when they take over dedicated roads.

SCOTT RUGEN – mentioned to the Planning Commission that there are two House Bills and a Senate Bill in Harrisburg going for a vote that restricts township's authorities.

ADJOURNMENT – There being no further business, motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to adjourn at 8:04 P.M.

Respectfully submitted,

Jane Daggett
Secretary

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