

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
MAY 4, 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 Monday, May 4, 2026.

Members present: Jesse Holmes, David Underwood, Lynn Robinson and Jane Daggett, township secretary.

Others present:	Scott Rugen	Charles Fleischmann	Bernie Barnum
	Ron Barnum	Brad Parker	Aliyah Cowdery
	Andrew De Fonzo	Bruce Hudson	Ted Jasinski
	Howard Reyburn		

The township engineer, Michael Zee called in to discuss with the Planning Commission his review of the Donnelly Land Development Plan. Michael informed the Planning Commission that it would be OK for them to conditionally approve the Land Development Plan contingent on Gilmore & Associates', April 24, 2026 review letter.

The meeting was then called to order by the Vice-Chair, Lynn Robinson.

MINUTES – Motion was made by Dave Underwood, seconded by Jesse Holmes and carried unanimously to approve the April 6, 2026 Minutes with the following inserted in the section regarding “The Reserve at Upper Oxford”

Discussion was held whether or not roads would be turned over to the Township. The applicants will meet with the Board of Supervisors at their April 13th meeting to discuss this further.
MOTION CARRIED.

DONNELLY ENTERPRISE LAND DEVELOPMENT PLAN – revised plans were submitted along with their lighting specs, community impact study and legal description. Donnelly has received E & S approval and NPDES permit approval. Donnelly requested five waivers in order for the plans to move forward. Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the following five waivers as requested on the plan with the exception of the Impact Study which was already submitted. The waivers are as follows:

- Section 501 – Preliminary/Final Application
- Section 623.b – Modification to allow paved area over 10% for proposed parking to be constructed without the addition of landscaping of trees and shrubs.
- Section 505 – not require a Traffic Study
- Section 501.k – partial waiver to allow the aerial photo to demonstrate significant physical features within 100 ft of the site
- Section 624.c.1 –request a modification to not require the existing lighting as part of the lighting analysis

MOTION CARRIED.

Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the preliminary/final land development plan of Donnelly Enterprise (premium Power Services), 3285 Newark Road conditionally on the completion of the items listed on the April 24, 2026 Gilmore & Associates review letter.

MOTION CARRIED

THE RESERVE AT UPPER OXFORD – a letter was received from DEP, re: the Planning Module is not complete. Jim Fritsch will have their attorney, Ed Foley reach out to our solicitor, Tom Oeste regarding an O & M Agreement for the Septic System. The applicant also needs to work with the Township Supervisors to determine ownership of the roads post development. If roads remain private, language would have to be added to the HOA to accommodate.

SUZANNE HALLADAY - 2 LOT SUBDIVISION PLAN – plans were submitted May 4, 2026 and the application fee was paid. Discussion was held by the PC Members if this plan should go to the township engineer for review as

the Riparian Buffer Ordinance might impact this. Also, new lot lines will have to be properly marked to meet township standards.

DATA CENTERS – resident, Bernie Barnum brought up some question regarding Data Centers and the dangerous impact it would have on our township. Zoning Office, Ted Jasinski mentioned that he thought it highly unlikely that any would be built in Upper Oxford due to not having large enough parcels in the township and the limited building size which is in our zoning ordinance. Ted suggested that we look at sample data center ordinances. He suggested York County Planning Commission and Londonderry Township; Dauphin County have available data center ordinances on their websites. Supervisors Fleischmann stated that since we are part of the Oxford Regional Planning Commission, we would not need to accommodate any data centers. The ORPC is presently working on re-writing the regional comprehensive plan.

ADJOURNMENT – There being no further business, Motion was made by Dave Underwood, seconded by Lynn Robinson and carried unanimously to adjourn at 7:40 P.M.

Respectfully submitted,

Jane Daggett
Secretary