

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes
Thursday, January 22, 2026**

The Re-Organizational Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, Pennsylvania on Thursday, January 22, 2026, at 7:30 p.m.

The following were in attendance: Chairman, John Williams; Vice-Chairperson, Julie Brady; Secretary, Larry Moran; Members: Joel Brown, Alonzo Shoemaker; Taylor Wilson; Recording Secretary, Deborah Kinney; Solicitor, Sebastian; and three guests.

Chairman Williams called the meeting to order at 7:30 p.m.

Chairman Williams led the Pledge of Allegiance to the Flag and a moment of silence.

Mr. Moran moved to appoint Deborah Kinney as temporary Chairperson. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.

Ms. Kinney called for nominations for Chairman of the Board.

Mr. Brown moved to appointed Mr. Williams as Chairman of the Planning Commission Board for 2026. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

Mr. Williams assumed position as Chairman and called for nominations for Vice-Chairman of the Board.

Mr. Moran moved to appoint Ms. Brady as Vice-Chairperson of the Planning Commission Board for 2026. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.

Mr. Williams called for nominations for Secretary of the Board.

Mr. Brown moved to appoint Mr. Moran as Secretary of the Planning Commission Board for 2026. Mr. Wilson seconded the motion. All in favor. MOTION CARRIED.

Mr. Williams called for the establishment and approval of meeting dates for 2026.

Mr. Williams moved to approve the fourth Thursdays of every month at 7:30 p.m. for the Planning Commission Members to meet except for November and December, which will be held on the third Tuesday, November 17th and December 15th, due to the holiday schedule. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

Chairman Williams called for public comments concerning items on the agenda. There were none.

Chairman Williams called for recognition of those asking to appear on the agenda.

Mr. Shoemaker moved to approve the Planning Commission meeting minutes of Tuesday, December 16, 2025. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

SUBDIVISION & LAND DEVELOPMENT PLANS

188 SCOTTS LANE, LLC LDP - 56-9-16.1

Mr. Brown moved to recommend to the Board of Supervisors that Scotts Lane should be widened and properly graveled to accommodate emergency vehicles and tractor-trailers in the event of an emergency. Ms. Brady seconded the motion. All in favor. MOTION CARRIED.

Ms. Brady moved to recommend to the Board of Supervisors that a modification to §22-521.C.92 that requires parking lot spaces be a minimum of 9' wide by 20' deep be reduced to 9' wide by 18' deep for 188 Scotts Lane LLC land development plan per Township Engineer's recommendation be approved. Mr. Williams seconded the motion. All in favor. MOTION CARRIED.

Ms. Williams moved to recommend to the Board of Supervisors that the preliminary plan for 188 Scotts Lane LLC land development plan be approved. Mr. Shoemaker seconded the motion. All in favor. MOTION CARRIED.

PENN-DELMAR POWER LDP - 2079 & 2083 BALTIMORE PIKE, OXFORD, PA - (56-8-84.4 & 56-8-84.5)

The Planning Commission discussed the review letter from the Township Solicitor dated January 21, 2026, with Dave Kegerize, the applicant's engineer. Mr. Brown expressed his desire to see the driveway widened at the property's entrance, as shown in a previous land development plan by L&C Farms. The applicant was requesting the following waivers:

- 1) Waiver of §303 Preliminary Plan;
- 2) Waiver §509 that requires curbing be provided and fill-in paving along the Baltimore Pike Road frontage; and
- 3) Waiver to defer the requirement to provide sidewalk along the Baltimore Pike Road frontage.

The Planning Commission declined to grant the waivers at this time. Mr. Kegerize will revise the plans per the Engineer's review and attend the next Planning Commission meeting.

AARON KING - 531 BETHEL ROAD, OXFORD, PA - 56-7-11 - SFPM

Ms. Brady moved to approved Component 4A of the Sewage Facilities Planning Module for Aaron King located at 531 Bethel Road, Oxford, Pennsylvania, further identified by Tax Parcel 56-7-11 and recommend to the Board of Supervisors for submittal to the Pennsylvania Department of Environmental Protection. Mr. Williams seconded the motion. All in favor. MOTION CARRIED.

NEW BUSINESS

None.

OLD BUSINESS

None.

OTHER BUSINESS

Solicitor Sebastian introduced a proposed ordinance defining data centers, allowing them by conditional use and adding this to the current proposed zoning ordinance updates. Ms. Brady asked if the ordinance addressed geothermal methods of disposing wastewater. Ms. Sebastian stated she will attend the next Planning Commission meeting for further discussion on this matter.

PUBLIC COMMENTS

Ms. Butler expressed concerns regarding the potential presence of PFAS if geothermal techniques were implemented for data centers and discharged into the public sewer system and requested that the Planning Commission consider this when writing the ordinance.

ADJOURNMENT

Ms. Brady made a motion to adjourn at 8:40 p.m. Ms. Moran seconded the motion. All in favor. MOTION CARRIED.

Respectfully Submitted,



Deborah J. Kinney
Recording Secretary