

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, February 26, 2026

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, Pennsylvania on Thursday, February 26, 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; Robert McMahon; and Recording Secretary, Deborah Kinney; and two guests.

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

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.

Ms. Kinney requested that the agenda be amended to include the Kepler 3-Lot subdivision for consideration of a sewage facilities planning module Component 4A.

Mr. McMahon moved to amend the agenda to include the Kepler three-lot subdivision for consideration of Component A for the Sewage Facilities Planning Module. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

Mr. Brown moved to approve the Planning Commission meeting minutes of Thursday, February 22, 2026. Ms. Brady seconded the motion. All in favor. MOTION CARRIED.

SUBDIVISION & LAND DEVELOPMENT PLANS

KEPLER 3-LOT SUBDIVISION - 410 CONNER ROAD, OXFORD PA (56-4-52)

Mr. McMahon moved to approve Component 4A of the Sewage Facilities Planning Module for the Kepler three-lot subdivision, per Township Engineer's recommendation. Mr. Moran 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)

Mr. McMahon moved to recommend a waiver of §22-303 of the preliminary plan for the Penn-Delmar Power's Land Development Plan located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, 19363, further identified by Tax Parcel Nos. 56-8-84.4 and 56-8-84.5, to the Board of Supervisors as recommended by the Township's Engineer letter dated January 21, 2026. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

Mr. Brown moved to recommend the deferment of Subdivision and Land Development Ordinance §22-509 that provides for curbing and fill-in paving along the Baltimore Pike street frontage, as well as the deferment of sidewalk installation either along the Baltimore Pike street frontage or the industrial drive related to the Penn-Delmar Power land development plan located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, 19363 (Tax Parcel Nos. 56-8-84.4 and 56-8-84.5) to the Board of Supervisors per the Township Engineer's letter dated January 21, 2026, contingent upon the definition of "deferment" be included on the plan. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

Mr. Brown moved to recommend preliminary/final approval for the Penn-Delmar Power Land Development Plan located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, 19363 further identified by Tax Parcel Nos. 56-8-84.4 and 56-8-84.5, to the Board of Supervisors contingent upon the applicant's compliance with any outstanding items required by the Township Engineer's letter dated January 21, 2026. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

NEW BUSINESS

None.

OLD BUSINESS

None.

OTHER BUSINESS

Ms. Blair Fleischmann, from Upper Oxford Township's Historic Commission, reported that she is working with the Oxford Regional Planning Committee to collect information regarding historical ordinances within the six municipalities and borough. She noted that Lincoln and Hopewell are on the national registry and found no definition for historic resources in Lower Oxford's ordinances. Several local municipalities are included in a database by street, address, and parcel, and both the Borough of Oxford and Elk Township have historic districts. All six municipalities have documentation on historic properties. Ms. Fleischmann requested the Planning Commission recommend a simplified ordinance requiring fifteen days' notice before demolition for photographs, ideally via a demolition permit for historic homes (classified as fifty years or older). She requested that the Planning Commission include this in their current ordinance updates since they are advisory committee to the Board of Supervisors.

PUBLIC COMMENTS

None.

ADJOURNMENT

Mr. Wilson made a motion to adjourn at 8:30 p.m. Mr. McMahon seconded the motion. All in favor.
MOTION CARRIED.

Respectfully Submitted,



Deborah J. Kinney
Recording Secretary