

**ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES**

July 6, 2026

The regular Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., July 6, 2026, at 7:00 PM. The meeting was called to order at 7:01 PM by Chairman Bill Meister. Also attending were Vice-Chairman Gregg Eshelman and Commission members Henry Ramsay, Terri Lampe-Melcher, Dave Talarico, Steve Marino, and Bob Seal. All members were present for the July Meeting. Also, in attendance were Township Manager Osmer Deming and Engineer Ryan Rhode.

Minutes:

The Planning Commission Meeting Minutes from June 1, 2026, were reviewed by the members in attendance. Engineer Rhode noted one typographical error on the second page, *Afet* to be revised to *After*. Noting that correction, a motion was made by Mr. Ramsay and a second by Mr. Talarico, to approve the Meeting Minutes as presented, the motion passed unanimously.

Plans for Acceptance:

None.

Plans for Review (Engineer Rhode):

Brookside School Land Development Plan – Engineer Jason Shanner, PE was present along with applicant, Steven Smucker to discuss the land development plan. Engineer Shanner once again explained that the applicant has successfully obtained two variances. The first is from Zoning Section 403.B to permit an Amish one room school to be constructed within the R-2 Zoning District. The second is from Section 802.B of the Zoning Ordinance to allow two principal uses on one property. Engineer Shanner explained that this would be a one room schoolhouse approximately 1,500 sqft in size. Chairman Meister questioned the number of students attending the school. Engineer Shanner stated the school would serve roughly 25 to 40 students within grades 1 through 8. Ms. Lampe-Melcher questioned if there is a need for a school zone at this location of Zion Road. Engineer Rhode explained that the students will be bused or dropped off at the school with no pedestrians walking to the school building. This could potentially

limit the school zone however the Township will be working with the applicant once the school is operating to establish proper signage. Mr. Marion asked about the location and height of the proposed retaining wall. Engineer Shanner explained the location and proposed height and acknowledged that this is a structure that will require building permitting and structural review.

Mr. Shanner advised the members present that they are in receipt of Engineer Rhode's July 6, 2026, review letter. Engineer Rhode explained to the members present that the landscaping has been revised in accordance with the review of the Robeson Township Chief of Police. Engineer Rhode explained that many of the comments in the review letter have now been addressed with the exception of those pertaining to financial security, escrows, and PA DEP Planning Module approval. With that noted, Vice Chairman Eshelman made a motion to recommend conditional Preliminary/Final Plan approval noting any outstanding comments within the July 6, 2026, KMG review letter. The motion was seconded by Ms. Lampe-Mechler and passed unanimously.

Time Extension(s):

None.

Items for the Good of the Order:

Tree Replacement Ordinance Update – Remains on hold, no action taken by the members present.

Chairman Meister questioned the amount of tree disturbance associated with the quarrying activities on Rock Hollow Road. Engineer Rhode explained that this earth disturbance is outside of the purview of land development and is regulated by PA DEP under their quarry and strip-mining regulations. Mr. Marino stated that the Planning Commission wants to keep the necessary revisions to the Tree Replacement Ordinance.

Data Center Ordinance – Engineer Rhode explained that the DRAFT Data Center Ordinance is now before the Board of Supervisors for review. Once they have completed their review, it will once again be returned for Planning Commission review. No action was taken by the members present.

34 Westley Road LD Plan – Engineer Rhode explained that the request for an MPC Time Extension was denied by the Board of Supervisors at their June 18, 2026, Meeting. As such the plan has been rejected and will no longer be under review by the Planning Commission.

Adjournment:

At 7:18 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Talarico and seconded by Mr. Marino. The motion passed unanimously.