

ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES

September 14, 2026

The regular Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., September 14, 2026, at 7:00 PM. The meeting was called to order at 7:00 PM by Chairman Bill Meister. Also attending were Vice-Chairman Gregg Eshelman and Commission members Henry Ramsay, Steve Marino, and Bob Seal. Members Terri Lampe-Melcher and Dave Talarico were absent from the September Meeting. Also, in attendance were Township Manager Osmer Deming and Engineer Ryan Rhode.

Minutes:

The Planning Commission Meeting Minutes from August 3, 2026, were reviewed by the members in attendance. Mr. Ramsay noted that there are typographical errors in both plans for acceptance. Engineer Rhode noted the errors and will issue revised minutes. A motion was made by Mr. Marino and a second by Eshelman, to approve the Meeting Minutes as revised, the motion passed unanimously.

Plans for Acceptance:

None.

Plans for Review (Engineer Rhode):

Gundy Subdivision Plan – Mr. Dan Laudenslayer, PE, PLS took the floor to present the plan for the Gundy subdivision. Mr. Laudenslayer stated he was in receipt of Engineer Rhode's August 3, 2026, review letter and he addressed the comments contained within that review letter in order. Engineer Rhode stated that he spoke with the Township Sewage Enforcement Officer earlier in the day, and that all sewage disposal issues are in order. Engineer Rhode advised Mr. Laudenslayer that the sewer testing areas must be enclosed within metes and bounds. Mr. Laudenslayer stated he would make the revisions necessary.

With no additional discussion a motion was made by Mr. Eshelman, made a motion with a second by Mr. Seal, to approve the plan conditioned on any remaining comments in the engineer's review letter and providing a \$500 deposit to secure the recording of the deeds, the motion passed unanimously.

Gillen Minor Subdivision Plan – Engineer Rhode presented the revised plan to the members present. No one was present at the meeting to represent the plan. Engineer Rhode stated that all of the previous comments have been addressed, however there are waivers which remain to be approved by the Board of Supervisors. With no additional review to be performed, Mr. Eshelman made a motion with a second by Mr. Marino, to approve the plan conditioned on any remaining comments in the engineer's review letter, the motion passed unanimously.

Time Extension(s):

Cedar Hill Estates – Engineer Rhode stated that a 90 Day time extension has been received which would extend the MPC review deadline to December 31, 2026. Chairman Meister questioned the current status of a resubmission. Mr. Brian Focht, of C2C Design Group, was present and answered questions from the members present. There being no additional discussion, Mr. Eshelman made a motion with a second by Mr. Seal, to grant the time extension as requested, the motion passed unanimously.

Items for the Good of the Order:

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

Data Center Ordinance – Engineer Rhode explained that the DRAFT Data Center Ordinance is now back before the Planning Commission for final review and recommendations to the Board of Supervisors. He explained each of the revisions which have been made to the members present and advised them that these revisions are highlighted in yellow for their consideration. There was general discussion regarding this matter which pursued with some input regarding exclusion zoning provided by Manager Deming. Mr. Ramsay and Mr. Seal had questions regarding some of the revisions which were made. The members present generally agreed that they would like a month to review the current draft ordinance. Sally Stalnaker, of the EAC, was also present at the meeting. Mr. Eshelman asked if the EAC was generally comfortable with the current draft. Ms. Stalnaker stated that they are indeed comfortable, and while they would have preferred more restrictions, the EAC understands the potential repercussions. With no official action required by the members present, it was agreed to table a recommendation until next month.

Adjournment:

At 7:24 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Marino and seconded by Mr. Seal. The motion passed unanimously.