

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
MAY 7, 2018**

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 7, 2018.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr, Ron Ragan, Township Engineer and Jane Daggett, Township Secretary.

Others present: Scott Rugen, Mike and Judy DeGeiso, Cameron Renehan, from Team Ag, John Stoltzfus and John Stoltzfus, Sr.

MINUTES – Motion was made by Elizabeth Randolph, seconded by Harold Bryson and carried to approve the May 7, 2018 Minutes with the following correction.

“Samuel Stoltzfus Planning Module – Mr. Stoltzfus is planning a second farm residence”

MOTION CARRIED.

CELL TOWER ORDINANCE – Supervisors Scott Rugen wanted to discuss with the Planning Commission, that since they went over the final draft version of the Cell Tower Ordinance, their next step would be to recommend to the Board of Supervisors to move forward on this ordinance. This ordinance needs to be sent to Chester County Planning Commission and Oxford Area Regional Planning and also a public hearing will need to be held prior to adoption of the ordinance. Scott informed the Planning Commission that the township will bear no electrical costs nor liability on the tower.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that they move forward with the Cell Tower Ordinance. MOTION CARRIED.

JOHN STOLTZFUS – LAND DEVELOPMENT – This property is a 12 acre parcel situated on Draper Lane. Cameron Renehan of Team Ag was present to discuss this plan with the Planning Commission. Reviews have been received from Chester County Planning Commission and Ron Ragan, Township Engineer. This application was submitted back in January and there was some confusion if it should be a Land Development Plan. The original proposal showed a house, barn and greenhouse. The review just recently done by the township engineer was for a house and barn only. No greenhouse was showed on the plan. The applicant has submitted an E & S Plan but is seeking a waiver from submitting that plan to Chester County Conservation District for review. Ron Ragan is agreeable to that. A Performance Guaranteed would also need to be submitted to the Board of Supervisors before their meeting. Additionally, an Operation and Maintenance Agreement would need to be executed. Discussion was held regarding Pennsylvania Act 15 exempting “greenhouses”. Our ordinances do not support this as of yet.

Motion was made by Karl Herr, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that they approve the John Stoltzfus Land Development Plan with conditions met in Ragan Engineering letter dated May 2, 2018. MOTION CARRIED.

Supervisors Scott Rugen discussed with the Planning Commission and the township engineer, drafting some guidelines to eliminate some confusion on the process of plan approval. Scott will forward the draft to the Planning Commission for their use.

WATERMARK ROAD, COUNTY BRIDGE #21 – Supervisor Scott Rugen informed the Planning Commission that Penn Dot, along with their Engineers and the County held a public meeting at the Oxford Area High School cafeteria to discuss and show plans of their designs for the County Bridge #21. The proposed bridge is a PA type 1 OM barrier type which will then be paved. The survey shows various facings on the form liner and three different barriers which the public can vote on. Environmental studies were done along with historic studies. Mr. and Mrs. Rawle’s house and barn were considered historic but not the property next to the bridge. The Gilberts have a small portion which is considered historic. The bridge will remain a single span bridge with no weight limit. The goal is to start March 2020

TIMBER HARVEST ORDINANCE – A draft ordinance was given to the Planning Commission from the Brandywine Conservancy for the Planning Commission to review. A work session can be held to discuss this further with the Supervisors and Brandywine Conservancy. Elizabeth stated that she still has question regarding the riparian buffer which Brandywine Conservancy is working on finding answers for her. Work sessions could be held October or November.

Supervisor Scott Rugen informed the Planning Commission that road crew member, Jim Wilson is back to work and that the township has additionally hired another road crew member who is working on obtaining his CDL license.

ADJOURNMENT – There being no further business, motion was made by Karl Herr, seconded by Elizabeth Randolph and carried to adjourn unanimously at 8:30 P.M.

Respectfully submitted,

Jane Daggett
Secretary