

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
APRIL 2, 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, April 2, 2018.

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

Others present: Scott Rugen, Charles Fleischmann, Howard Reyburn, Mike and Judy DeGeiso, Frances Reyburn and Christopher Schubert representing Eco Site.

MINUTES – Motion was made by Harold Bryson, seconded by Elizabeth Randolph and carried to approve the March 5, 2018 Minutes. MOTION CARRIED.

SAMUEL STOLTZFUS PLANNING MODULE – Ed Jefferis of Concord Land Planners was present to discuss the planning module of Samuel Stoltzfus with the Upper Oxford Township Planning Commission. Mr. Stoltzfus is planning a second farm resident, which will be attached to the present dwelling on his property located on Catamount Road. A Component II Planning Module was required by DEP. Karl Herr went over the questions which needed answered on the Component 4A. Karl then signed as Chairman of the Planning Commission. Approvals were received from Chester County Planning Commission and also Chester County Health Department. Ed informed the Planning Commission that various studies were required and conducted on the property. Ed also stated that a backup system for perc's was done. Motion was made by Karl Herr, seconded by Harold Bryson and carried to recommend that the Component II Planning Module be sent to the Board of Supervisors for approval. MOTION CARRIED.

JOHN STOLTZFUS – Land Development Plan on Draper Lane. All fees have been paid and the plans have been submitted to the Chester County Planning Commission and the Township Engineer for review. This property had previously received approval from Chester County Health Department.

RIPARIAN BUFFER ORDINANCE - the Township received a draft ordinance along with a water resources map from John Theilacker of Brandywine Conservancy for their review. The map that was included was not very clear so Dave Underwood has volunteered to print out color copies for each member.

CELL TOWER ORDINANCE – This was reviewed and discussed by the Planning Commission. In the paragraph titled Utility Pole, wording was changed from “of” to “or”. Utility facilities was also discussed. Page three, was also discussed regarding wording. Karl Herr questioned the Supervisors on why not allow for more cell towers. Supervisor Fleischmann explained that we would have to modify the zoning ordinance. Karl also questioned if a land owner could be taxed for putting up a cell tower. Elizabeth has concerns if the repeaters opened up the possibility of residents being exposed to radio waves and radiation. Chris Shubert representing Eco Site explained that a Professor at the University of Pennsylvania did studies on this and the health risks. Mr. Shubert stated that there is a very low watts from the transmitters. Karl questioned on how close the towers should be. Mr. Shubert responded that it depends if the area is very open or not. One to two miles, but in the city probably every block. Elizabeth questioned Section 1300.C – Placement. Supervisor Fleischmann explained that it refers to the present ordinance adopted in 2010. Karl stated that he took a survey among some township residents. Some people thought it was a good idea, some needed to think about it and some did not care.

LANDSCAPES III – Supervisor Rugen informed the Planning Commission that Landscapes III will be held at the New Garden Township Building, April 10th at 5:30 PM. Transportation, Open Space, Housing and Trails will be discussed.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried unanimously to adjourn.

Respectfully submitted,
Jane Daggett, Secretary

