

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
FEBRUARY 5, 2024

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, February 5, 2024.

Members present: Colin Kraucunas, Elizabeth Randolph, David Underwood, Lynn Robinson, Ron Ragan, township engineer and Jane Daggett, Secretary

Others: Blair Fleischmann	Scott Rugen
Howard Reyburn	William Rogers
Bernadine and Ron Barnum	Bruce Hudson

MINUTES – Motion was made by Elizabeth Randolph, seconded by Dave Underwood and carried to approve the January 2, 2024 with the following correction:

First paragraph, correct spelling of “Reserve”

SARAH FISHER – 110 Ewing Road and 460 Forest Manor Road – The township received revised plans from Bill Rogers of AET Agricultural Consulting and has also received a copy of the Conservation Plan for both lots. Two issues that our engineer is working on with our solicitor is:

1. Does the subdivision meet AR1 limitation to be a spinoff subdivision
2. How big the lots can be if it can be subdivided

There is some confusion regarding this subdivision as it pertains to a recent one done in 2016. A note was added to the 2016 plan in a different Font stating “remaining 6 lots to be granted to Lot 1”. Mr. Rogers informed the Planning Commission that all the property is to be agriculture and eventually build a house and barn. Mr. Rodgers acknowledged that a zoning variance would be requested for the one parcel. Elizabeth stated that a spinoff would have to be residential. If agriculture, it would need to be 30 acres. It was agreed upon that we will seek the advice of our township solicitor for the solution to three questions. Namely, Chester County Conservation District, Spin-off and Riparian Buffer and how they all apply to this plan. Mr. Rogers also stated that they would be seeking waivers from Section 501.K, location of physical features and Section 617, survey monuments.

Ron suggested that we hold a work session with the Board of Supervisors to review our Riparian Buffer and the interpretation of how a conservation plan relates to the riparian buffer and also storm water management plans. A tentative date for a work session to be held is February 26th.

HISTORIC ORDINANCE DRAFT - Blair Fleischmann, Historic Commission Member, incorporated the previous comments from the Planning Commission into the new draft. The purpose of the ordinance is for the commission to identify, classify and document and keep an inventory of the historic resources in the township. Blair informed the PC that the commission was formed in 2001 and will continue to function as long as they have volunteers. Dave Underwood suggested changing Section 104 to read “shall consist of five members who reside in the Township and appointed by the Board of Supervisors”. Motion was made by Elizabeth Randolph, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they approve the Upper Oxford Township Historic Ordinance with the correction in Section 104.

THE RESERVE AT UPPER OXFORD TOWNSHIP – Residents were present to seek information and voice their concerns regarding the new subdivision that is being proposed along Baltimore Pike. The Planning Commission explained that a “Sketch Plan” was presented to the Planning Commission at their January meeting calling for a 32-lot subdivision. A road access permit would need to be obtained from Penn Dot; Impact Studies would need to be done along with Storm Water Management Plan.

REUBEN STOLTZFUS – PLANNING MODULE AND CONSERVATION PLAN. – We will discuss this next month.

BUTLER PROPERTY – The Township Engineer is still waiting for a Storm Water Plan.

RETROFIT BASIN – TURNERS POND – Ann Green is lined up to do testing on the Jett property next week. Mr. and Mrs. Jett need to be notified ahead of time.

OXFORD REGIONAL PLANNING COMMISSION – Sent a letter to Christiana Hospital seeking information.

ADJOURNMENT – Motion was made by Dave Underwood, seconded by Elizabeth Randolph and carried unanimously to adjourn at 8:40 P.M.

Respectfully submitted,

Jane Daggett
Secretary