

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
MAY 1, 2023**

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 1, 2023.

Members present: Elizabeth Randolph, David Underwood, Colin Kraucunas, Lynn Robinson, Karl Herr and Jane Daggett, Secretary.

Others present: Scott Rugen, Howard Reyburn, Charles Fleischmann. Daniel Stoltzfus and Joseph Stoltzfus

The meeting was called to order by the Chair, Colin Kraucunas at 7:00 P.M.

MINUTES – The Planning Commission had changes for the April 3, 2023 Minutes as follows:

FEE STRUCTURE – to riparian buffer is another item which will need to be discussed by the PC. This will be changed to read – RIPARIAN BUFFER – Performance guarantee for riparian buffer will need to be discussed by the PC

Under MINUTES – Scott mentioned one problem that they are finding is when herbicides are used under the panels. The soils can be heavily damaged. This will be changed to read – Scott mentioned one problem that they are finding is when herbicides are used under the panels, the soils can be heavily damaged.

Motion was made by Dave Underwood, seconded by Elizabeth Randolph and carried to approve the April 3, 2023 minutes with the changes discussed.

DANIEL S. AND MARY S. STOLTZFUS – A copy of the township engineer’s review letter of 4/26/23 was given to Mr. Stoltzfus. Three waivers were being requested by the applicant’s engineer.

Motion was made by Elizabeth Randolph, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they approve the three waivers as follows:

Section 501 – Provide Impact Studies.

Section 617 – Install concrete monuments with the condition that at least one monument is placed at each proposed lot.

Section 501.K.6 – locating trees with the diameter of 6” or greater.

This was amended to change Section 501 to Section 505. Section 501 was incorrectly referenced in the first motion.

Motion was made by Karl Herr, seconded by Elizabeth Randolph and carried to recommend to the Board of Supervisors that they approve the plan before us subject to the plans being notarized and signed.

HISTORIC DRAFT ORDINANCE – Discussion was held regarding a draft, historic ordinance which the Planning Commission received from Blair Fleischmann for review. Colin will forward their comments to Blair Fleischmann.

SOLAR – Supervisor Rugen explained that the Township would like to be proactive with regards to the placement of solar panels. Under PA Law, Act 319 – if solar panels are placed on ground that is in Act 319, the land owner must withdraw the land from Act 319 and pay back taxes for the entire property. Properties in the Challenge Grant Program cannot be used for solar array. Items to consider are height, glare, battery storage, setbacks, screening, environmental impacts, fencing, impervious restrictions and decommissioning. Supervisor Fleischmann mentioned that the MPC allows for a curative amendment. No surrounding municipalities have a solar ordinance as of yet.

DE STORAGE – Motion was made by Elizabeth Randolph, seconded by David Underwood and carried to recommend to the Board of Supervisors that they grant and accept an extension for DE Storage for review of their land development plan until October 15, 2023. (Colin Kraucunas abstained from voting on this).

STORM WATER – The Supervisors added a definition for floating concrete slabs to the revised ordinance. This will be reviewed and advertised by our Solicitor. The township will not meet the deadline set by DEP but will plan on adopting this update at our June 12, 2023 meeting.

RIPARIAN BUFFER ORDINANCE - Certified Conservation Plans will be discussed next month.

JENNERSVILLE HOSPITAL – Scott informed the others that Christiana Hospital will not be opening the Jennersville branch until the 3<sup>rd</sup> or 4<sup>th</sup> quarter in 2024. Under common law it must be a “neighborhood hospital”. It will consist of ten (10) ER rooms and ten (10) holding rooms for observations overnight. A CAT scan, X Ray and Ultra Sound will be available 24/7. The helipad will also be functional.

FIRE COMPANY/AMBULANCE – Scott stated that the ambulance division is spending 3 to 4 hours at the hospitals when dropping off patients. Door Dash and Food Grub are making deliveries to the ambulance personnel at the hospitals since the wait time is so long. UOT calls are up 58% since last year. The ambulance had 2900 responses in 2022, 53 responses in Cecil County. Presently they have 3 ambulance, 11 full time employees and 22 part time employees. The Fire Company has hired a certified diesel mechanic to do all routine maintenance.

ADJOURNMENT – There being no further business, motion was made to adjourn at 8:30 PM.

Respectfully submitted,

Jane Daggett  
Secretary