

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JULY 1, 2024

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 PM on Monday, July 1, 2024.

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

Others present: Matthew McKeon, Brad Parker, Ron and Bernie Barnum, Bruce Hudson, Scott Rugen, Charles Fleischmann, Levi Miller, Moses Miller, Daniel Stoltzfus, Eva Fisher, Samuel Fisher, William J. Rogers, John H. Kiefel, Esquire, Al Pancherd and Steve Pancherd

MINUTES – Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to approve the June 3, 2024 Minutes. MOTION CARRIED.

SARAH FISHER SUBDIVISION

Tax Parcel #57-5-7 – This plan requested 2 waivers that were approved by the Planning Commission last month with conditions attached to it. Ron mentioned his discussion with the township solicitor who requested that a covenant should be filed with both deeds and that 2 new deeds would need to be drawn up and recorded. Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the subdivision plan of Sarah Fisher, Tax parcel #57-5-7 contingent that all signatures be placed on the plan and a restrictive covenant stating that no further subdivision can be done. MOTION CARRIED.

Tax parcel #57-5-19 – waivers were being requested for this tax parcel also. The engineer for the applicants was informed that a dowdy house would be permitted in the future. Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they grant waivers on Section 501.K and Section 617 and also approve the Sarah Fisher Subdivision Plan, Tax Parcel #57-5-19 with contingencies that all signature be placed on the plan and a restrictive covenant stating that no further subdivision can be done. MOTION CARRIED.

ZONING MAP CHANGE – this request was presented to the Board of Supervisors last month who suggested that the parties go before the Planning Commission. Attorney McKeon is representing Donnelly Enterprises, Inc. who are requesting that a zoning map change be done on Tax parcel #57-8-23.1 (5.7) acres and is presently zoned R-2. The other two tracts which Donnelly Enterprises, Inc. owns, namely Tax parcel #57-8-21 and #57-8-21.6 are both zoned C-2. The R-2 property is behind the other two tracts and is land locked with no highway access. Donnelly would like to combine the 3 parcels, expand their buildings and use the back parcel for parking. Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they change the zoning on Tax Parcel 57-8-23.1 from R-2 to C-2. MOTION CARRIED.

DALIN DRIVE – Attorney John Kiefel was present representing his clients on the purchase of Lot 12, Tax Parcel #57-8-25.14. This parcel is known as 840 Penns Grove Road and is in the L-I district and is approximately 3.60 acres. The applicants would like to place a pre-engineered steel fabrication building on the property. Riparian Buffer ordinance was discussed and the impact it would have on this property. Ron Ragan mentioned that a variance could be requested if the applicants could prove a hardship. Ron also mentioned that a riparian buffer can be restored beyond our ordinance regulations.

AGRICULTURAL SECURITY 7 YEAR REVIEW – Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they adopt and approve the 2024 Agricultural Security 7- year review. MOTION CARRIED.

ZONING OFFICER – Ted Jasinski was present and introduced himself as the new zoning officer for Upper Oxford Township.

HERR'S – Charlie and Scott both attended the Oxford Regional Planning meeting where the discussion of Herr's proposal of building a 1.2 million square feet of four warehouses in West Nottingham Township. Herr's would use one building for their products but would not commit to what the other buildings would be used for. Traffic along with storm water will be an issue. Additionally, Rutters Dairy is proposing a 15,000 square foot building with 86 truck parking spaces to be built along Route 272 in West Nottingham Township.

GONZALEZ ZONING HEARING – The wedding venue was denied but the applicant can have a beauty parlor and barbershop and knick knack store.

THE RESERVE – The development on Baltimore Pike will need a highway permit from Penn Dot in order to access Baltimore Pike (SR 3026).

LAND PRESERVATION - a resident questioned the Supervisors on the amount of acreage that was needed to be added to the land preservation program. They were informed that they should call the office on Tuesday and get the number of Geoff Shellington at Chester County Preservation Board.

ADJOURN – There being no further business, motion was made by Dave Underwood, seconded by Lynn Robinson and carried unanimously to adjourn at 8:20 PM.

Respectfully submitted,

Jane Daggett
Secretary