

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JULY 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, July 2, 2018.

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

Others present Scott Rugen, Charles Fleischmann, Blair Fleischmann, Howard Reyburn and Ryan Davis from Alliance for the Chesapeake Bay

MINUTES – Motion was made by Karl Herr, seconded by Harold Bryson and carried to approve the June 4, 2018 Minutes with the following corrections:

Page 2, under applicability, second line, correct spelling “is” to “if”
Page 1, under Brandywine Conservancy – remove “high tunnel”

MOTION CARRIED.

RYAN DAVIS from the Alliance for the Chesapeake Bay gave a presentation on the importance of forestry buffers. The Alliance is a non-profit organization funded by 95% grant money. It has been in existence since 1974 or 1978. The Watershed Implementation Plan requires 85,000 of forestry buffers by 2025. Mr. Davis works with farmers, an all voluntary program, to provide pollinator habitats and other conservation works that helps preserve the buffers. Both large and small land owners are helped. Money available to the farmers covers the cost of fencing and stream crossing trees. Work can be done by the individual or a contractor can be hired. The Alliance also works closely with Amish. Mr. Davis said he would ideally like buffers that are being installed to be 100 feet, but that is not practical so 35 feet is sufficient. Mr. Davis explained “live staking” and the formula used for narrow fields. The average cost of trees and maintenance is about \$4,000/acre, fencing is about \$10,000 and crossings about \$1,000. Results are measured by quality volunteers that sample the water on the farms. Results can take about 15 years. Mr. Davis invited those present to reach out and he would be glad to help. The Supervisors and the Planning Commission all thanked Mr. Davis for coming.

CHARLES AND BLAIR FLEISCHMANN SUBDIVISION – Reviews letters were received regarding this subdivision. The township engineer suggested adding a narrative to the plan and that all three parcels should be shown on the plan. The narrative is added (see #6) on the plan. The applicants are also requesting four waivers as follows; Section 406C, Section 502.C, Section 505 and Section 617. Since no development is proposed, no E & S Plan is required.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to grant conditional approval of the waivers as requested and grant conditional approval of the plan. MOTION CARRIED.

ISLAMIC SOCIETY OF DELAWARE – LAND DEVELOPMENT – The property is located on Route 896 and has gone through a Zoning Hearing Decision. All fees have been paid and the plans have been forwarded to Chester County Planning Commission and Ragan Engineering for review.

RICK HARTSHORNE – Reverse Subdivision – Mr. Hartshorne is taking three (3) lots and combining them into one lot. All fees have been paid and plans have been forwarded to Chester County Planning Commission and Ragan Engineering for review.

RIPARIAN BUFFER – Dave Underwood highlighted in red the changes to the previous draft riparian buffer ordinance. Changes made are as follows:

- Page 4 – added #14 statement which was taken from forestry
- Page 4 – 3A – changed to 50 feet
- Page 4 – 4a, 4b – taken from Storm Water Management
- Page 5 – D.1.c - changed stream crossing to 20 feet

- Page 5 – D.1.g. – Section 1432 was added
- Page 8 - #6 – referenced back to section regarding applicability.
- Additionally, on Page 4 – changing the order of subsection 1 and 2 and adding language to the new 1. , clarifying the language.

Discussion was held on the CREP program and also on educating land owners to implement riparian buffers. Suggestions are to send letters to property owners after we identify streams and let them know funding is available. Additionally, while education is important, some members feel that we also need a legal document. This ordinance will be reviewed again at the next work session.

TIMBER HARVEST – Page 10, #2 was added. Page 14, items were separated. Scott emailed John Theilacker about fees for Timber Harvesting. Howard stated that the Attorney General of PA said townships can charge a permit fee but cannot charge for engineering reviews or site inspections.

NATIONAL FARMERS UNION – Karl gave an FYI on the dollars amount that farmers receive on the following products:

- Box of Wheaties – \$.09
- Milk –R 1.36 gallon
- Potatoes – 5 pounds – \$.56
- Tomatoes – pound - \$.26

The next work session will be July 23, 2018 at 7:00 P.M.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried unanimously to adjourn at 9:20 P.M.

Respectfully submitted,

Jane Daggett
Secretary