

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JULY 5, 2016

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Tuesday, July 5, 2016.

Members present: Tracy Keller, Sam Reyburn, David Underwood, Harold Bryson and Karl Herr.

Others present: Jane Daggett, Secretary, Scott Rugen, Troy St. John, Travis St. John, Charles Fleischmann, Frances Reyburn, Eric Frasse and Dan Daley

The meeting was called to order at 7:00 P.M. by the Chairman, Karl Herr.

MINUTES – Motion was made by Harold Bryson, seconded by Dave Underwood and carried to approve the June 6, 2016 Minutes. MOTION CARRIED.

PENNS GROVE HOLDING LLC (Brandywine Septic) LAND DEVELOPMENT PLAN – Troy and Travis St. John were present to answer questions regarding this land development plan. Comments were received from Chester County Planning Commission and also Ragan Engineering. The engineer for the applicant, which is Concord Land Planners have not had a chance to respond to our engineering letter but Mr. St. John stated that Mr. Jefferis of Concord Land Planners is working on each item and that the permitting process for a septic system is being pursued.

WPM HOLDINGS LAND DEVELOPMENT PLAN – Dan Daley, engineer for the applicant and also Eric Frasse, applicant were present to review this plan with the Commission. Lots 5 and 6 of the Forestville Business Center will be combined. These two lots total approximately 5.5 acreage. Mr. Frasse intends to erect a 27,000 square foot building and provide parking and a loading area for his company operating under “I Love Produce”. The business employs approximately 16 employees and brings in produce and then ships out to customers. The business is not open to the public. Some of the products which are garlic, shallots and ginger have a long shelf life. The business has one delivery truck of their own, but other trucks will come in for pickup. A lightning and landscaping plan is being done along with a storm water management plan. The applicant will also make application for a NPDES permit. The applicant has been in contact with the fire company to discuss their ability to access the property. Mr. Daley would like to put in place 23 parking spaces and allow room for additional spaces as required by our ordinance. The Planning Commission Chairman, Karl Herr said they would discuss this with the township engineer next month. All fees have been paid and we are waiting for reviews from the township engineer and Chester County Planning Commission.

BEN FISHER – LOT LINE CHANGE ON PUSEY MILL ROAD – Mr. Fisher owns three parcels and would like to combine them into one parcel. All fees have been paid and the plans have been forwarded to Chester County Planning Commission and Ragan Engineering. The applicant’s engineer will be present next month to discuss this plan.

WEED/VEGETATION ORDINANCE – Dave Underwood presented the members with a draft weed/vegetation ordinance which he combined our present weed ordinance and some ideas from the neighboring townships. Dave changed the 15” to 18”; changed 7 days to 20 days, violation would have a municipal lien filed and not throw the resident in jail and also added a section on exemption. The exempt section was discussed and will be change. The Planning Commission is agreeable with the other changes. Dave will bring another draft next month for review. Tracy Keller will look into a more current list of noxious weeds which the State may have.

SEWAGE ORDINANCE AND HOLDING TANK ORDINANCE – The Supervisors are looking for input and review from the Planning Commission regarding sewage and holding tank ordinances. Supervisor Rugen would like us to be pro-active before problems become major. It was mentioned that funding might be available to assist lower income residents with complying with septic pump-outs and inspections. This will be discussed further.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Tracy Keller and carried unanimously to adjourn at 8:10 P.M.

Respectfully submitted,

Jane Daggett
Secretary