

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
AUGUST 6, 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, August 6, 2018.

Members present: Sam Reyburn, David Underwood, Karl Herr, Ron Ragan, township engineer and Jane Daggett, township secretary.

Others present: Scott Rugen, Howard Reyburn, Chris Daily, Qamar Ahmad, Jessica Deutel, Frannie Sharon and Judy and Mike DeGeiso.

MINUTES – Motion was made by Dave Underwood, seconded by Sam Reyburn and carried to approve the July 2, 2018 Minutes. MOTION CARRIED.

RICHARD HARTSHORNE – This is a reverse subdivision on Ray Mar Road. Mr. Hartshorne is taking three parcels and combining into one parcel. No construction is planned at this time. Review letters were received from the township engineer and also Chester County Planning Commission. The applicant is seeking two waivers as follows:

1. Section 617 – showing the location of pins and monuments (applicant will install one monument)
2. Section 501.K – inclusion of the site physical features to be shown (no development is proposed at this time)

Motion was made by Karl Herr, seconded by Dave Underwood to recommend to the Board of Supervisors that they approve the Richard Hartshorne Reverse Subdivision Plan and approve the two waivers as reflected in Ron Ragan's August 6, 2018 letter. MOTION CARRIED.

ISLAMIC SOCIETY OF DELAWARE – This land development plan was presented by Chris Daily of D. L. Howell and Associates, Inc. and Qamar Ahmad, engineer and spokesperson for the Islamic Society of Delaware. A Zoning Hearing for this property was held July 2016. The Islamic Society appealed the decision and a settlement was reached outside the Courts in 2017. The applicants are proposing a cemetery along a 15 acre parcel on Route 896. The applicants are proposing 250 graves on the property, a 24 foot driveway and parking with 28 spaces. All fees have been paid and review letters have been received from Ragan Engineering and Chester County Planning Commission. Last week, Chris Daily and Qamar Ahmad met with Ron Ragan to discuss waivers that they will request. Waivers being requested are as follows:

1. Section 401.B.2 – which defines a Subdivision or Land Development as a major plan if it proposes more than 4 lots. (The applicant is asking for the plan not to be considered a major plan and not be required to submit a preliminary and final plan).
2. Section 305.R – which required storm water infiltration BMPs. (The applicant is proposing ratios that are considerable larger than required and asking the Township to waive this requirement to permit whatever loading ratios are ultimately permitted by the CCCD as part of the NPDES permit.)

The applicants are proposing one monitoring well. A note will be added to the plan indicating that testing will occur annually and a written report given to the Township. Applicants will provide an estimate of how many cars usually attend the services. The driveway is 750 feet and 24 feet width. Vehicles would be able to park on the side of the drive also. Financial security will be provided to the Township to ensure proper care of the cemetery.

Motion was made by Dave Underwood, seconded by Karl Herr and carried to grant the two waivers as described in Ragan Engineering August 5, 2018 letter. MOTION CARRIED.

Ron Ragan and the Planning Commission filled out the Municipal Land Use Letter which will be forwarded to DEP.

RIPARIAN BUFFER ORDINANCE – There are still some items to review on this ordinance. A work session will be held August 27, 2018.

OXFORD AREA REGIONAL COMPREHENSIVE PLAN – The Planning Commission will review the goals of the Comprehensive Plan and set priorities. This will be discussed at the September meeting.

LANCASTER FARMING NEWS – Karl stated that an issue of Lancaster Farming talked about “Acreage” and how it has to do with timber harvesting. The Court ruled in favor of the Ordinance. The ordinance that we are working on from Brandywine Conservancy follows Penn State recommendations.

ADJOURNMENT – There being no further business, motion was made by Dave Underwood, seconded by Karl Herr to adjourn unanimously at 8:10 P.M.

Respectfully submitted,

Jane Daggett
Secretary