

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
AUGUST 7, 2017

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 Monday, August 7, 2017.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr, Ronald Ragan, township engineer and Jane Daggett, township secretary

Others present: Scott Rugen, Howard Reyburn, Charles Fleischmann, Ben Fisher, Matt Brubaker and Frank Kuchinski from Red Barn Consulting, Inc.

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

MINUTES – Chairman, Karl Herr explained to the others regarding their question of verification of the County’s statement as noted in last month’s minutes. The Secretary had contacted the County and was informed that the seven (7) parcels in questioned are in an area designated by the Oxford Area Regional Planning as “suburban”.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to approve the July 3, 2017 Minutes. MOTION CARRIED.

BEN FISHER – LAND DEVELOPMENT PLAN ON PUSEY MILL ROAD – This was presented by Red Barn Consulting. Mr. Fisher is proposing a new dairy facility at the property. The NPDES permit was recently received and now they are waiting for the Township Solicitor to approve the Letter of Credit and the O & M Agreement.

Motion was made by Harold Bryson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the Land Development Plan of Ben Fisher contingent on all administrative items being complete. MOTION CARRIED.

HOWARD REYBURN – LAND DEVELOPMENT PLAN – This was presented by Red Barn Consulting. Mr. Reyburn is proposing erecting 2 pig barns which will be side by side. He is required to do storm water controls with swales around and between the barns. Howard has made NPDES application and is seeking waivers at this time.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that they approve the following waivers as noted below: MOTION CARRIED.

- Section 405 – Preliminary and final Plan Submittal
- Section 505 – Requirements to prepare impact studies.
- Section 501.J.1 – Requires placement to show all existing features
- Section 402.B.5 – Requirement of a graphical and written scale
- Section 402.B.18.c.i – Requirement of easement around the SW BMP in bearings and distances.
- Section 617.A – Dictates the number and location of survey monuments
- Section 306.R – Establishing a ratio of the pervious area to the infiltration area
- Section 401.B.2 – Requires major land development to go through both preliminary and final

Motion was made by Karl Herr, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that they allow earth moving for Mr. Reyburn after the NPDES is received and in order. MOTION CARRIED.

LEVI GLICK – 2 Lot Subdivision Plan on Draper Lane. Ed Jefferis of Concord Land Planners was not present, however Ron Ragan, township engineer, explained the plan to the Planning Commission. We will await reviews and discuss this next month.

RIPARIAN BUFFERS – The next step to moving forward, would have the Board of Supervisors send a letter to Brandywine Conservancy asking their assistance to draft an ordinance. Discussion was held on the high quality stream and the existing language from the Pennsylvania Code. If we adopted an ordinance regarding riparian

buffers, it would be an important tool to help with our MS4 Project. If the township does not show some improvement on our impaired streams, we will be fined. Programs already in place are the Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP).

Motion was made by Elizabeth Randolph, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they pursue development of a riparian buffer ordinance. MOTION CARRIED.

CELL TOWER – The Township has been approached by Eco-Site to erect a monopole on the Township property. The base would be 100 x 100' and the radius would be 1-1/2 miles. No lights would be required since the monopole would be under 200 feet. The Supervisors would need to contact their Solicitor, Tom Oeste regarding this and if a zoning change would be necessary. The township would benefit from the income.

Motion was made by Karl Herr, seconded by Elizabeth Randolph to recommend to the Board of Supervisors that they pursue having a cell tower on the township property. MOTION CARRIED.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried unanimously to adjourn at 9:10 P.M.

Respectfully submitted,

Jane Daggett
Secretary