

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
OCTOBER 3, 2022**

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, October 3, 2022.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr and township secretary, Jane Daggett  
Others: Scott Rugen and Chris Hauser

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

MINUTES – Motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to approve the September 6, 2022 Minutes as corrected below:

“DE STORAGE – DELETE “proof of NPDES application”

CHRIS HAUSER/CLIFFORD GRAY – Mr. Hauser was present to discuss with the Planning Commission what role the Riparian Buffer Ordinance would have on his subdivision/add-on plan. His plan calls for a non-building lot, add-on. Mr. Hauser informed the Planning Commission that he has an existing buffer that was established on his property in 2020 and is currently delineated by fencing. He voluntarily entered into a 25-year agreement with the Alliance for the Chesapeake Bay which required him to establish and maintain the buffer. To comply with our Riparian Buffer, he would need to remove his fencing. Additionally, Mr. Hauser feels that since the stream and riparian buffer are on his existing property and not the lot that he is purchasing to add to his property he feels that he should not be forced to comply with the RB Ordinance. Discussion was held encouraging Mr. Hauser to get a Conservation Plan. Mr. Hauser stated that he is on the waiting list with the NRCS to receive a plan. The Planning Commission suggested he contact Gaye Lynn Criswell at the Chester County Conservation District.

DANIEL AND MARY STOLTZFUS – Forest Manor and Pennsgrove Road - Applicant is requesting three waivers as follows:

Section 505 Impact Studies (this was incorrectly listed on the plan as Section 503 and on Ron’s review letter as Section 501

Section 501.K.6 – Existing trees with a caliper of six inches or greater

Section 617 – Survey Monuments and Stakes

Planning Commission members recommended that the applicant update the Plan, Note #18 to reference “Section 505 – Impact Studies” and Note #19 to read “iron pins or concrete monuments shall be placed where indicated”

No action was taken on recommending approval of the waivers. The Township is waiting to receive a Declaration of Private Access Easement and Maintenance Agreement which will be sent to our Solicitor for review

SIDEWALKS/STREETS – this is a program that Chester County Planning Commission is promoting. Upper Oxford Township Planning Commission discussed that they would look for applicability for sidewalks in any future subdivision and that they do not object to the Board of Supervisors participating in the Complete Streets Policy but not necessary in the funding.

Supervisor Rugen reported that Cochranville Fire Company is in good financial shape but has problems with getting people to volunteer especially with the carnival. West Fallowfield Township was approached by a landowner who wants to put 25 acres in “solar”. WFT is considering adopting an ordinance to regulate where solar farms can be placed. We will look at their ordinance after they adopt it. The contract with Union Fire Company has increased along with the Union Fire Company Ambulance contract. We interviewed four candidates for the road crew job position and one has accepted the offer.

ADJOURNMENT – There being no further business, motion was made by Elizabeth Randolph, seconded by Colin Kraucunas and carried to adjourn.

Respectfully submitted,

