

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
NOVEMBER 5, 2018**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 PM on Monday, November 5, 2018.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr, Ron Ragan, Township Engineer and Jane Daggett, Secretary

Others present: Scott Rugen, Charles Fleischmann, Michael DeGeiso, Judy DeGeiso, Chris Anderson, Marc Anderson, Frances Reyburn, Colin Kraucunas and Ed Jefferis.

MINUTES – Motion was made by Dave Underwood, seconded by Harold Bryson and carried unanimously to approve the October 1, 2018 Minutes. MOTION CARRIED.

SAM STOLTZFUS – 2 Lot Subdivision on Catamount road presented by Ed Jefferis of Concord Land Planners. All fees have been paid and reviews and have received from Chester County Planning Commission and the Township Engineer. The applicant is proposing no development on Lot 2 and will use the acreage to grow flowers and vegetables. Since this is a 16 acre parcel it would be able to be subdivided into 8 individual 2 acres lots or used as one large parcel. Both Lots 1 and 2 would be restricted from further subdivision. The applicant is requesting 6 waivers as follows:

- Section 501.K.1 – Contour lines should be shown on the plan.
- Section 501.K.2 – Soil types and their boundaries should be shown on the plan.
- Section 501.K.4 – Existing natural watercourses, ponds, and swales should be shown on the plan.
- Section 501.K.5 – Slopes in excess of 25% should be shown on plan.
- Section 501.K.6 – Existing trees with a caliper of 6” or greater should be shown on plan.
- Section 501.K.7 – Wetlands should be shown on the plan.

The Township Engineer has no objections to granting these waivers since no development is proposed.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that the 2 Lot Subdivision Plan of Samuel Stoltzfus be approved and that the Board grant the waivers requested. MOTION CARRIED.

STEAM TEAM/A-1 MULCH – Land Development Plan presented by Ed Jefferis of Concord Land Planners. Ron Ragan stated that he did not do a written review yet since the plan looked more like a sketch plans and more information was needed. Mr. Jefferis and the applicant met with the township engineer previously to discuss the plans. The mulch business is in Upper Oxford Township only and the trucking business is located in West Fallowfield Township. Ron Ragan had questions regarding the Zoning Hearing Decision which was held November 29, 2016 for Steam Team and will contact the Zoning Hearing Board Solicitor for a clarification. Charles Fleischmann questioned if any communication was received from West Fallowfield Township. Ed Jefferis responded that West Fallowfield had no problems with what Steam Team was proposing. The existing building will have an addition for an office, the Hoop Barn will not have a foundation. The soil and tree brush area will not be allowed to have free runoff. They will need to have a storm water management plan.

Supervisor Scott Rugen informed the Planning Commission and the audience that Landscapes III is available and is on-line. Scott also has a hard copy which he will leave at the Township building. Scott reported that the Farm Bureau will be hosting an agricultural information meeting on December 7th at 7 PM at the Octorara Middle School. Discussion topics will include Act 319, Agricultural Security Areas, Agricultural Preservation and County Agricultural Preservation.

RIPARIAN BUFFER – This draft ordinance will be discussed at the next Board of Supervisors meeting on November 12th. Elizabeth Randolph handed out a paper on the language that she is proposing being placed in the

draft ordinance. These proposals would replace 3 and 4 of the present section. Motion was made by Elizabeth Randolph, seconded by Dave Underwood and carried to approve the change presented by Elizabeth Randolph

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proposing changes to the Riparian Buffer Ordinance applicability section, contingent upon the review of John Theilacker of Brandywine Conservancy and then recommending it to the Board of Supervisors. MOTION CARRIED.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Elizabeth Randolph and carried unanimously to adjourn at 8:15 PM.

Respectfully submitted,

Jane Daggett, Secretary