

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
NOVEMBER 7, 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, November 7, 2022.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr, Ron Ragan, township engineer and Jane Daggett, township secretary.

Others: Scott Rugen and Chris Hauser

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

MINUTES – Motion was made by Elizabeth Randolph, seconded by Colin Kraucunas and carried to approve the October 3, 2022 Minutes with the following correction:

CHIS HAUSER/CLIFFORD GRAY – 6th line, strike “To comply with our Riparian Buffer, he would need to remove his fencing”

CHRIS HAUSER/CLIFFORD GRAY – Chris was present to ask for clarification regarding the riparian buffer and how it applies to his plans. Ron Ragan informed Chris, that based on the work session with the Board of Supervisors his plans trigger the riparian buffer ordinance. Chris informed the PC that he has a buffer already installed on his property which makes in compliance. Chris had his Attorney look at our ordinance with regards to Section 6.b, enrollment in CREP or any public or private third-party stream restoration. The Planning Commission stated that he would be in compliance as long as he followed the other steps. Chris was instructed by Elizabeth to do the following three step: Delineate the Riparian Buffer zone; Submit a planting and maintenance plan; Restricted covenant approved by our Solicitor and recorded on the plan and the deed. It was suggested by Colin that Chris have his Attorney read Section C – Exemptions on Page 7 of the RB Ordinance. After much discussion regarding having a conservation plan, reducing the width of the buffer from 100 feet to 35 feet and modification of the section the following were decided:

The applicant should show the plantings on the plan

The applicant should show the 100-foot line on the plan

The applicant should submit the language that he wants included in the covenant so that we may respond to that. A note will be placed on the plan referencing the covenant. Chris will email changes to the township who will then forward them to the engineer for review.

Motion was made by Karl Herr, seconded by Lynn Robinson and carried, recommending to the Board of Supervisors that they accept and grant a 60 days extension for review of the Chris Hauser/Clifford Gray Plan.

DE STORAGE – Motion was made by Elizabeth Randolph, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they accept and grant an extension to March 5, 2023 for the DE Storage Land Development Plan.

Colin Kraucunas abstained from voting on DE Storage.

DANIEL STOLTZFUS – Motion was made by Lynn Robinson, seconded by Elizabeth Randolph and carried to recommend to the Board of Supervisors that they accept and grant a 90-day extension to Daniel Stoltzfus for review of his plan.

FLAG LOT – were briefly discussed. Our definition is confusing. Ron suggested revising our flag lot and interior lot in the definition sections and the area bulk requirements. Section 1421 in the Zoning Ordinance states that interior lots need a Conditional Use Hearing. The Planning Commission will ask the Board of Supervisors if they would like the PC to review this.

Supervisor Rugen stated in our 2023 Budget we are providing for the payment of any courses that the Planning Commission wish to attend. The Fire Companies are seeking a large increase. We Township has hired a new employee who will start December 1st. Scott has been looking for a sample High Tunnel Ordinance, we are sending

a letter to the property owner on Old Limestone Road to see if we can have surveyors enter his property and then work will be done in the Spring of 2023. Scott also discussed with the Attorney performance fees regarding riparian buffers. Larry Johnson will be preserving his farm and entering in the Challenge Grant with the County and UOT.

KARL – informed the others that he and Dave will no longer serve as officers. He has served on the Planning Commission Board for 15 years and stated that the four members serving now are the best that he has worked with. Karl thanked the members for the hard work that they do.

ADJOURNMENT – There being no further business, motion was made by Karl Herr, seconded by Elizabeth Randolph and carried unanimously to adjourn at 8:20 P.M.

Respectfully submitted,

Jane Daggett
Secretary