

**UPPER OXFORD TOWNSHIP**  
**JUNE 22, 2015**

The Upper Oxford Township Board of Supervisors held a scheduled work session at the township building, 1185 Limestone Road, Russellville, PA on Monday, June 22, 2015 at 7:00 P.M.

PRESENT:       Betsy E. Huber  
                  Scott A. Rugen

Jane Daggett, Secretary

OTHERS:       Kevin Myers, CCPC                         David Underwood  
                  John Theilacker, Brandywine Cons.       Denise Rugen  
                  Blair Fleischmann                         Bill Hovis  
                  Ed Thornton                                 Susan Hancock

The work session was called to order by the Chairman, Scott A. Rugen.

Chairman Rugen introduced Kevin Myers of Chester County Planning Commission and John Theilacker of the Brandywine Conservancy. The purpose of the work session was to have Mr. Myers and Mr. Theilacker discuss Traditional Neighborhood Development and also Transferable Development Rights.

Traditional Neighborhood Development (TND) is a design technique that replicates historic development patterns in municipalities and applies their basic elements to new development projects. They include pedestrian friendly development with a mix of land uses in a village-type setting, unlike the sprawling conventional subdivisions.

Transferable Development Rights (TDR) is a zoning tool that allows conservation and development to coexist within a municipality. TDR separates the development rights from a parcel (sending parcel) and applies those rights to another parcel (receiving parcel) that can be developed at a higher density, therefore preserving the sending parcel for agricultural or other non-development use. TDR are different from agricultural easements. Since TDR are a private tool between land owners and developers, the Township does not get involved in the process. However, the Township must provide a TDR program to their zoning ordinance and also determine how many TDRs the landowners have.

Mr. Myers and Mr. Theilacker gave the Board printed information and also discussed the progress that has been made in West Nottingham Township with the Traditional Neighborhood Development and in Warwick Township in Lancaster County. Members of the audience has questions on the potential for Storm Water Regulation if they would trump the TDR and also the village determination of eligibility for Historic Resources. Supervisor Huber mentioned that the sewage systems in Russellville are failing and the lots are so small that when the system fails there is no where else to go. Mr. Theilacker said that we could not expect a developer to buy TDR and also put in a sewage system. Supervisor Rugen stated that the Township has an obligation to the residents to enforce Act 537 when we get it through. The benefit of overlay instead of zone changes was also discussed. Mr. Theilacker stated that it would be best to zone the two districts known as Russellville and Homeville. The Township would be able to apply for a Vision Grant to help with this review. Mr. Myers and Mr. Theilacker informed the Board that they would be more than willing to come again and talk in more depth about TDR and TNDs.

Chairman Rugen thanked both gentlemen for coming.

The Work Session was adjourned at 8:10 P.M.

Respectfully submitted,

Jane Daggett  
Secretary