

**UPPER OXFORD TOWNSHIP**  
**JUNE 24, 2019**

Upper Oxford Township board of Supervisors held an advertised work session at the Township Building, 1185 Limestone Road, Russellville, PA on Monday, June 24, 2019 at 7:00 PM.

PRESENT:       Howard Reyburn  
                  Charles Fleischmann

Jane Daggett, Secretary

OTHERS;       Karl Herr, Chairman, UOT Planning Commission, Elizabeth Randolph, UOT Planning Commission. Ron Ragan, Township Engineer, Spence Address, Brian Nagle and Stephen Anania on behalf of Amycel, Inc.

The meeting was called to order at 7:00 PM by Vice-Chairman, Howard Reyburn.

AMYCEL, INC. - Stephen Anania gave a brief history of Amycel and how spawn is made which is a vegetated state of mushrooms. The company ships to every mushroom farm in the Country and is the largest distributor in North America. They presently own three facilities and distribution centers and would like to expand. Plants are in California, Texas and France. The property that is presently beside the Amycel building on route 896 is up for sale. Amycel would like to purchase the property in order to expand their business. Amycel owns Tax Parcel #57-8-21.2 and would like to purchase Tax Parcel #57-8-21, Tax Parcel #57-8-21.6 and Tax Parcel #57-8-23.1. The parcels are zoned C-2, Special Business, with the exception of Tax Parcel #57-8-23.1 which is zoned R-2, Low Density Residential. Amycel would like to request the Township to change the parcel which is R-2 to C-2 and then combine all the parcels. Spence Address mentioned that he believes this would be considered agricultural which is a permitted use. Attorney Nagle questioned the Supervisors if they agree that this expansion process would be considered agriculture. Attorney Nagle also informed those present that he will request a determination from Upper Oxford Township's Zoning Officer to see if this is a permitted use. Amycel would also be willing to pay for the expense of have the R-2 zoned lot changed to C-2 zoning. Ron Ragan stated that a small amount of encroachment was with the building to be purchased and wondered if the township agrees to change the zoning would Amycel agree that this would be the buildout? Attorney Nagle agreed to this request. Mr. Anania mentioned that Amycel would be willing to upgrade the Storm Water as required by current standards. Those present on behalf of Amycel were advised that the next meeting of the Planning Commission would be held July 1, 2019.

RIPARIAN BUFFER – John Theilacker and Ron Ragan worked together on a revised, fifth draft of the Riparian Buffer ordinance. John will be invited to the next work session to be held July 22, 2019.

ADJOURNMENT – The work session adjourned at 8:30 PM.

Respectfully submitted,

Jane Daggett  
Secretary