

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
APRIL 4, 2016

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Monday, April 4, 2016.

Members present: Tracy Keller, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr and Ron Ragan, township engineer.

Others present: Jane Daggett, Secretary, Scott Rugen, Charles Fleischmann, Frances Reyburn, Denise Rugen, Marty Detering, Jim Fritsch (Regester Associates) Ed Jefferis (Concord Land Planners) Jim St. John and Troy St. John.

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

MINUTES – Motion was made by Harold Bryson, seconded by Tracy Keller and carried to approve March 7, 2016 Minutes.

DANIEL AND ELIZABETH TOPP – 2 Lot Subdivision Plan on Homeville Road. This plan was presented by Jim Fritsch of Regester Associates. All fees were paid previously and reviews have been received from the township engineer and Chester County Planning Commission. Mr. and Mrs. Topp are purchasing approximately 33 acres from Tax Parcel #57-3-13, owned by Richard and Virginia Rettig. The 33 acre parcel will be added to Tax Parcel #57-3-19.2 owned by the Topps, making this lot approximately 64 acres. No construction is being proposed and Storm Water Management is not required. Jim Fritsch reviewed Chester County Planning Commission's letter with the Planning Commission. The County has suggested that the applicant contact Chester County Tax Assessment Office subject to Act 319. Jim also reviewed Ron Ragan's letter. Ron stated that he has no opposition to the waivers that applicants are requesting since no development is being proposed.

Motion was made Harold Bryson, seconded by Dave Underwood and carried recommending to the Board of Supervisors that they grant the following waivers since no new construction or earth moving activities are proposed:

- Section 501.J.1 – requiring the location of tract perimeter monuments
- Section 501.K.5 – requiring delineation of slopes in excess of 25%
- Section 501.K.6 – requiring the location of all trees with a caliper of six (6) inches or greater
- Section 502.F – requiring the exact location of existing utilities and their rights of way and easements to be shown
- Section 505 – requiring various impact studies
- Section 617 – requiring survey monuments

Charlie voiced to the Planning Commission his concerns regarding having no more than two houses on this property since this was a previous deed restriction before Mr. and Mrs. Rettig purchased the property. Jim will check into this matter.

Motion was made by Harold Bryson, seconded by Tracy Keller and carried to approve the Final Minor Subdivision Plan prepared for Daniel and Elizabeth Topp.

PENNS GROVE LLC – A sketch plan was presented by Ed Jefferis on behalf of Brandywine Septic. This property is located at Route 896 and Penns Grove Road. This property was previously owned by Finishline Collision. The applicants are proposing to build an office to run their business out of and also house their trucks. The entrance will access Penns Grove Road. A Planning Module has previously been approved but Chester County Health Department would like a revised Planning Module. The engineer is working on storm water and must apply for a NPDES permit. They hope to be able to submit something formally by next month.

HENRY AND MARTY DETERING – Questioned the Planning Commission on the Alfred Fortugno property. There is a 43 .3 acre parcel for sale. The Deterings were wondering if this could be subdivided into three lots as follows: 22.5 acre parcel, 15.8 acre parcel and 5.0 acre parcel. According to our zoning, 30 acres would need to remain. Scott Rugen questioned Ron Ragan on the definition of spin off lots for agriculture. Ron said our zoning intent was to keep large parcel farms and he has never seen a township create “nonconforming lots” by intention.

FEMA FLOOD PLAIN MAPPING – was discussed by Ron Ragan with the Planning Commission. Ron stated that the only changes to the floodplains in Upper Oxford Township are along the Octorara Creek and do not affect any structures. There is no need to appeal to FEMA. When the official maps come out we will have six (6) months to adopt a new ordinance. There are four different versions of the ordinance. Ron will request a pdf of the “model ordinance” review and then forward to the Planning Commission. He hopes to forward this by our April 25th work session. This will necessitate changes to our present flood plain ordinance. The Planning Commission is encouraged to attend the work session. Ron also stated that the present maps can be viewed by visiting <http://msc.fema.gov/portal/advanceSearch>

OXFORD REGIONAL PLANNING – Supervisors Fleischmann advised the Planning Commission that the next Oxford Regional meeting they will be modifying the species of plants. Any objections should be forwarded to the Board of Supervisors.

ROUTE 1 CORRIDOR TASK FORCE – They will have a representative speak at the next Oxford Regional Planning meeting.

FARM PRESERVATION – Asking for ideas to preserve agriculture in our area. Send any thoughts to Charlie to forward to Julie Brady or Dan Miller.

WEST NOTTINGHAM TOWNSHIP – Supervisor Scott Rugen passed a copy of a letter to all Planning Commission member which West Nottingham sent out to their residents explaining the meeting with Union Fire Company and the Ambulance Division and their request for yearly contracts and millage increases. This letter is for informational purposes only.

MASTER PLANNER COURSE – Scott has attended two Master Planner Courses and informed our Planning Commission of the importance their role plays in planning. Scott instructed the Secretary to have copies of our present weed ordinance and copies of West Nottingham Township’s ordinance for review. Scott also stated that at present we do not have a “blighted buildings/nuisance ordinance”. Our Zoning Officer suggested we adopt the Property Maintenance Requirements of the Building Code. Scott passed along a copy of East Nottingham Township’s “health and safety ordinance”. Scott will be looking for recommendations from the Planning Commission.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Tracy Keller to adjourn at 8:30 PM.

Respectfully submitted,

Jane Daggett
Secretary