

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
MAY 6, 2013**

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:30 P.M. on Monday, May 6, 2013.

Members present: Christine Nibouar, Sam Reyburn, David Underwood, Harold Bryson and Karl Herr

Others present: Jane Daggett, Secretary, Scott Rugen, Charles Fleischmann, Frances Reyburn and Brian Masterson of Regester Associates, Inc.

The meeting was called to order by the Chairman, Christine Nibouar at 7:30 P.M.

MINUTES – Motion was made by Dave Underwood, seconded by Harold Bryson and carried to approve the April 1, 2013 Minutes. MOTION CARRIED.

CLAIR AND KERWIN KING/DUCK FARM – The duck farm operation was discuss, particularly the amount of trucks that would be entering and leaving the farm per week. Red Barn Consulting on behalf of the applicants is seeking a waiver from Subdivision and Land Development Plan, Section 505 – Requirement to develop a traffic impact study.

Motion was made by Karl Herr, seconded by Christine Nibouar and carried to recommend to the Board of Supervisors that they grant a waiver to the applicants from Section 505 of the Subdivision and Land Development Plan which is the traffic impact study. MOTION CARRIED.

CAROL WARE – This plan was presented by Brian Masterson of Regester Associates, Inc. Ms. Ware has property in both Lancaster County and Chester County. She is subdividing at the county line. The area in Lancaster County has two lots that are being subdivided and the area in Chester County will stay in tact and no subdivision of the Chester County area has been proposed. All fees have been paid and review letters were received from Chester County Planning Commission and Ragan Engineering. Note #20 has been removed from the plan and the township engineer has asked them to describe the tax parcel accounts. The Planning Commission informed Mr. Masterson to have the plans signed and notarized before the Planning Commission can act on the plan. The applicant is seeking waivers from the following:

Section 501.K.6 – locating all existing trees of 6” or greater should be shown on the plan

Section 502.B – waiver to present the plan at a scale of 1” = 200’.

Section 502.F – waiver to not show the exact location of existing utilities and their rights-of-way and easements.

Section 617 – waiver to not place concrete monuments at all boundary corners. (the applicant will set pins)

Motion was made by Christine Nibouar, seconded by Sam Reyburn and carried to recommend to the Board of Supervisors that the above listed waivers be granted to the applicant. MOTION CARRIED.

WALTER HARRIS PLANNING MODULE – was presented to the Planning Commission for signature. The name on the plan needs to be corrected. The Planning Commission would like a copy of the Power of Attorney showing that Ken Harris has Power of Attorney for Walter Harris, owner of the property. Christine Nibouar has recused herself from signing the Planning Module.

OXFORD AREA REGIONAL PLANNING – IMPLEMENTATION AGREEMENT – Was discussed by the Planning Commission. Supervisor, Charles Fleischmann explained to the commission that the township is in compliance with the plan as currently written. The procedures were also discussed. If a plan would

come in, the township would forward it to the Oxford Area Planning for review. We could either ignore or abide by their recommendations. The Board of Supervisors will adopt the Implementation Agreement by Resolution at their May 13, 2013 meeting.

ADJOURNMENT – There being no further business, motion was made by Dave Underwood, seconded by Harold Bryson and carried to adjourn at 8:30 P.M.

Respectfully submitted,

Jane Daggett
Secretary