

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
DECEMBER 1, 2014

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, December 1, 2014.

Members present: Christine Nibouar, Sam Reyburn, Harold Bryson, Karl Herr and township engineer, Ronald Ragan.

Others present: Jane Daggett, Secretary, Scott Rugen, Frances Reyburn and Brian Masterson of Register Associates

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

MINUTES – Motion was made by Harold Bryson, seconded by Sam Reyburn and carried to approve the November 3, 2014 Minutes. MOTION CARRIED.

CAROL E. WARE – Add-on lot situate in both Lancaster County and Chester County on Newark Road and Sproul Road. This plan was presented by Brian Masterson of Register Associates. Comments were received from Chester County Health Department requiring a Non-Building Waiver information to be placed on the plans. Comments were also received from Lancaster County Planning Commission and Chester County Planning Commission. Mr. Masterson went thru our township engineer's review letter and additional notes were added to the plans. Ron Ragan requested that the applicant send the township a copy of the deed description east of Sproul Road for our files. The applicant was requesting the following waivers:

- Section 501.K.6 – existing trees with a caliper of six inches or greater to be shown on the plan.
- Section 502.B – present plan at a scale of 1" = 200'.
- Section 502.F – location of existing utilities and their rights-of-way and easements.
- Section 617- conformance with the requirements for monuments and lot pins on the plans.

Motion was made by Harold Bryson, seconded by Sam Reyburn to grant conditional approval that all issues have been satisfied by the engineer, all waivers have been met and that the plans have been notarized and signed before being presented to the Board of Supervisors for approval. MOTION CARRIED.

SAMUEL STOLTZFUS – Add on Plan situate on Cheek Road. This property being presented by Concord Land Planners shows an add-on plan in Lower Oxford Township whereby the applicant is adding Tax Parcel #56-4-82 (11.4652 acres) to Parcel A, (Tax Parcel #56-3-18) which is 8.7282 acres. A portion of remaining lands owned by Samuel Stoltzfus is in Upper Oxford Township (Tax Parcel #57-7-1)

Motion was made by Karl Herr, seconded by Harold Bryson and carried to allow Lower Oxford Township to process the plans. MOTION CARRIED.

REMO TOTO – Sketch Plan was discussed by the Planning Commission. Mr. Toto is advertising to build structures over 40,000 square feet on three parcels. Ron Ragan has been in contact with the township solicitor to research this. Ron suggested reviewing our zoning ordinance; re: multiple building, impervious coverage. No action was taken on this.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Sam Reyburn and carried to adjourn at 8:00 P.M.

Respectfully submitted,

Jane Daggett
Secretary

