

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
APRIL 6, 2015**

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 6, 2015.

Members present: Sam Reyburn, Harold Bryson, David Underwood and township engineer, Ronald Ragan.

Others present: Jane Daggett, Secretary, Scott Rugen, Frances Reyburn and Glenn Ranck

The meeting was called to order at 7:00 P.M. by the Vice-Chairman, Sam Reyburn

MINUTES – Motion was made by Dave Underwood, seconded by Sam Reyburn and carried to approve the January 12, 2015 Minutes. MOTION CARRIED:

February's meeting was cancelled due to bad weather and March meeting did not have a quorum.

MCQUEEN ESTATE/RANCK/STOLTZFUS – 2 Lot Subdivision on Ewing Road. All fees have been paid and plans were forwarded to Ragan Engineering and Chester County Planning Commission for reviews. The property is owned by Daniel Stoltzfus and Glenn Ranck and will be divided between the two. Lot 1 consists of approximately 35 acres and will be owned by Mr. Ranck. Lot 2 consists of approximately 79 acres and will be owned by Mr. Stoltzfus. Lot 2 has a dwelling and accessory buildings on it. No building activity is being proposed on either lot.. The property is presently in the Agricultural Security Area which Mr. Ranck stated that the property will stay as is. The applicants are seeking three waivers from the Subdivision Ordinance as follows:

1. Section 501.J.1 – Tract boundaries and dimensions/Tract perimeter boundaries
2. Section 617 – Survey Monuments and Stakes
3. Section 501.K – Physical Features

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to grant conditional approval on the McQueen Estate subdivision plan, recommend to the Board of Supervisors to grant waivers on the three waivers mentioned above and also to keep the two parcels in the Agricultural Security District. MOTION CARRIED.

KARL HERR – 2 Lot Subdivision on Hawkins Road. All fees have been paid and plans were forwarded to Ragan Engineering and Chester County Planning Commission for review. The Chester County Planning Commission review letter shows the 99 acre parcel as two separate Tax Parcels. This will need to be verified by the applicant's engineer. The applicant is requesting three waivers from the Subdivision and Land Development Ordinance as follows:

1. Section 500.H – Topographic conditions
2. Section 501.J.5 – Proposed Setback lines
3. Section 501.K – Physical Features

This will be discussed again next month.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 7:45 P.M.

Respectfully submitted,

Jane Daggett
Secretary

