

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
JUNE 2, 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, June 2, 2014.

Members present: Christine Nibouar, Sam Reyburn, David Underwood, Harold Bryson and Ron Ragan, Township Engineer.

Others present: Jane Daggett, Secretary, Scott and Denise Rugen, Frances Reyburn, Amos and Mary Esh, Matthew Hood and Charles Fleischmann

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

MINUTES – Motion was made by Christine Nibouar, seconded by Harold Bryson and carried to approve the May 5, 2014 Minutes with the following correction:

Remo Toto – “building size would be limited to 40,000 square feet by definition in that zoning area”.

AMOS ESH – Matthew Hood from Team Ag along with Mr. and Mrs. Esh were present to discuss the Land Development Plan. Mr. Hood was seeking conditional approval on the plan. Items still needed are the NPDES Permit and the E & S Adequacy letter from the Chester County Conservation District. Mr. Esh has his Penn Dot Permit and also Planning Module approval from DEP. Waivers from Section 505 – Impact Studies and Section 401.B.2B – Preliminary/Final Plan were previously granted by the Board of Supervisors at their April 14, 2014 meeting. Ron Ragan stated that technically everything is in place and would recommend to the Planning Commission that they approve this with conditions.

Motion was made by Harold Bryson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors for conditional approval of the Amos Esh Land Development Plan upon receipt of the E & S adequacy letter from Chester County Conservation, the Storm Water NPDES Permit and granting of waiver from Section 305.R (Storm Water Management Ordinance) and to defer interpretation of when conditions are met to Ron Ragan, township engineer, who will report back to the Planning Commission.

EVANS MILL – CAPPELLI PLANNING MODULE – Ron Ragan, township engineer, will forward an update to the Board of Supervisors regarding this.

LEVI GLICK – Draper Lane subdivisions – Ron reported that the township solicitor, Thomas Oeste said we cannot approve new lots on a private road. Mr. Glick will be bringing in a new plan showing an “add-on” instead of a two lot subdivision.

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

Respectfully submitted,

Jane Daggett  
Secretary