

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
JULY 5, 2022**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Tuesday, July 5, 2022.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr, Ron Ragan, township engineer and Jane Daggett, township secretary

Others present: Ed Jefferis, Brian Masterson and Scott Rugen.

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

MINUTES – Motion was made by Elizabeth Randolph, seconded by Colin Kraucunas and carried to approve the June 4, 2022 Minutes.

DANIEL AND MARY STOLTZFUS – Subdivision Plan presented by Brian Masterson of Register Associates for premises situate at Forest Manor and Pennsgrove Road. All fees have been paid and plans forwarded to the township engineer and Chester County Planning Commission for review. There are two tax parcels on one deed with two sets of buildings. Both lots gross area will be over 30 acres. Two brothers want to split the property down the middle of the driveway so each has a share. The driveway will service both lots. A Driveway Operation and Maintenance Agreement will need to be drawn up. Two structures will need to be removed. A meeting was held previously with the applicant, his engineer, the Township CEO and Township Engineer to discuss the setbacks of the existing buildings. Since Brian had not yet received the 6/22/22 review letter from our engineer, responses to the review letter were not made. Waivers will be requested from Section 501 and Section 617 at a later date.

SARAH FISHER – Subdivision plan presented by Ed Jefferis of Concord Land Planners situated at Forest Manor and Ewing Road. All fees have been paid and plans have been forwarded to the township engineer and Chester County Planning Commission for review. This property has 3 deeds with a total acreage of approximately 120 acres. Each family member is taking a portion of this property. A note should be added to the plan limiting the option of future subdivision. Waivers will need to be requested in the future and a stormwater plan is not required at this time. Any application for building permits will trigger a Riparian Buffer review. The creation of a flag lots were discussed also at this time.

CHESTER COUNTY STREETS POLICY, SIDEWALKS, ETC. – The Planning Commission were given information received from the County requesting that municipalities support sidewalks when discussing new developments. Our township does not see the need for this at the present time.

JENNERSVILLE HOSPITAL – Christiana Hospital will be opening the hospital in the spring of 2023. They reached out to various organizations seeking what services are needed in this area.

MEETINGS – If both the Chairman and Vice Chairman are absent from a meeting, the attending members would need to nominate and vote in a temporary chairperson for that night.

CHESTER COUNTY Act 167 Stormwater Model Ordinance has made some updates and summary of changes. Supervisor Rugen will forward a copy of this to the Secretary to distribute to the Planning Commission Members.

DALIN DRIVE – discussion was held regarding how these two lots will be impacted by the Riparian Buffer Ordinance. The zoning officer, William Beers will contact the Township Solicitor regarding this.

PARK – The possibility of applying for a grant to plant trees in the open field owned by the Township was discussed briefly.

ADJOURNMENT – There being no further business, motion was made by Dave Underwood, seconded by Colin Kraucunas and carried unanimously to adjourn at 8:10 P.M.

