

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
NOVEMBER 4, 2019**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 PM on Monday, November 4, 2019.

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

Others present: Scott Rugen, Ed Jefferis, Attorney John Jaros, Steve Vorndran, Joe Gallagher and Byrd Thompson.

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

MINUTES – Motion was made by Karl Herr, seconded by Harold Bryson and carried to approve the October 7, 2019 with the following correction:

Oxford Regional Planning – 133 acre mushroom farm that will grow mushrooms has been approved in Elk Township.

STEAM TEAM/A-I MULCH – Ed Jefferis was present along with Attorney John Jaros on behalf of the applicants. A Zoning Hearing was held regarding this property and an Order was handed down on January 13, 2017 granting a variance to the applicant to allow two uses on the site; one which will be a landscaping mulch facility. This was presented as a land development plan November 5, 2018 by Concord Land Planners. The applicant explained that the bulk of the mulch operation is soil recycling. Lights are not a factor since the facility will not be opened in the evenings. The area of disturbance will be kept under one acre. Storm water management will be located to the east. Steve Vorndran explained soil recycling to the Planning Commission. Truck traffic coming in and out of the facility was discussed, along with the noise the grinder makes. Steve stated that the grinder is not nearly as noisy as chippers. Since there are still a number of comments to be addressed, the applicants will attend next month's meeting. A copy of the Penn Dot Driveway Permit was requested by the Township Engineer on behalf of the Planning Commission.

CLIFFORD GRAY – Lot Add-on. This was submitted to the Township on November 1, 2019. All fees have been paid and plans have been forwarded to the township engineer and Chester County Planning Commission for review. Since the lot is under two (2) acres, the applicant will not need to pay Act 319 Roll Back Taxes. Since no improvements are proposed on the property, motion was made by Colin Kraucunas, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that the following waivers be approved.

- Section 501.K.1 – Contour lines should be shown on the plan.
- Section 501.K.2 – Soil types and their boundaries should be shown on the plan.
- Section 501.K.3.7 – Existing natural watercourses, ponds and swales should be shown on the plan.
- Section 501.K.5 – Slopes in excess of 25%.
- Section 501.K.6 – Existing trees with a caliper of 6" or greater.
- Section 501.k.7 – Wetlands.

OAKSHIRE MUSHROOM/GARY SCHROEDER – Joseph Gallagher and Byrd Thompson held an informal discussion regarding the Gary Schroeder property which consists of Tax Parcels #57-8-21.6, #57-8-21 and #57-8-23.1. Mr. Gallagher represents the seller and informed the Planning Commission that Premium Power of Kennett Square is interested in purchasing the property. Premium Power rents power equipment to hospitals as back-up generators. The Seller would like to know if they would be able to expand on the Lot. Approximately 20 employees consisting of office workers, sales, drivers and technicians would be present. Deliveries would be done by small tractor trailers. Parcel #57-8-21 and #57-8-21.6 are zoned C-2 which is Special Business and Parcel #57-8-23.1 is zoned R-2 which is Low Density Residential. Mr. Gallagher has been in contact with our Zoning Officer, William Beers. It was suggested that they get a written letter from Mr. Beers stating that the use would be allowed.

CHRIST STOLTZFUS – has submitted a Planning Module for a second farm dwelling at 4775 Homeville Road. Modules were forwarded to Chester County Planning Commission and Chester County Health Department for review. The Planning Commission will review Component 4A next month.

Other items of discussion were fencing and if our ordinance has regulations on how close to a property line a fence can be erected.

SCOTT RUGEN – Reported that John Theilacker of Brandywine Conservancy sat down with the Attorney General of Pennsylvania and was informed that his Timber Harvest Ordinance was not sufficient and the municipalities should adhere to the Penn State Model Ordinance. Vision Partnership will receive a grant to do inventory mapping of the region and also classification of forests. In the Southern Lancaster County Chronicle it was reported that enrollment in the Amish schools was higher than the English school. Chester County Water Resources Authority is holding six public meetings throughout the County to give residents a chance to learn about and discuss the topics of concerns to them. The second meeting will be November 7th at East Nottingham Township Building at 7:00 PM. An update on the status of the riparian buffer draft ordinance was given.

ADJOURNMENT – There being no further business, motion was made by Karl Herr, seconded by Harold Bryson and carried unanimously to adjourn at 8:30 PM.

Respectfully submitted,

Jane Daggett
Secretary