

Lower Oxford Township
Board of Supervisors Meeting Minutes
June 13, 2012

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, June 13, 2012.

The following were in Attendance: Chairman Kenneth L. Hershey, Vice Chairman W. Ronald Kepler, Supervisor W. Ralph Cheek, Zoning Officer Deborah Kinney, Building Inspector Scott Moran, Solicitor Winifred Sebastian, Secretary/Treasurer Sara Laganelli, and five guests.

CALL TO ORDER

Chairman Kenneth L. Hershey called the meeting to order at 7:00 p.m.

PUBLIC COMMENT CONCERNING ITEMS ON THE AGENDA

None.

CONDITIONAL USE APPEAL

Ms. Winifred Sebastian explained that the LEC Properties, Inc. had filed an appeal for the Conditional Use Hearing. They were concerned that conditions 2, 3, 4, and 9 were not clear even though the Findings of Fact stated the same information as their concerns. Ms. Sebastian read the conditions in question and the proposed changes. Mr. Kepler moved to enter into settlement agreement for an appeal filed by LEC Properties, Inc. to the conditional use decision issued by the Board of Supervisors, which incorporated language included in the findings of fact of the decision into the conditions established by the Board in that decision. Mr. Cheek seconded the motion. MOTION CARRIED.

ADOPTION OF ZONING ORDINANCE AMENDMENT

Mr. Cheek moved to adopt Ordinance I-2012 for a Zoning Ordinance Amendment regarding Wind & Solar Energy Systems as presented at the hearing prior to this meeting. Mr. Kepler seconded the motion. MOTION CARRIED.

APPROVAL OF THE MINUTES

Mr. Cheek moved to approve the minutes for the Board of Supervisor's regular meeting on May 9th. Mr. Kepler seconded the motion. MOTION CARRIED.

TREASURER'S REPORTS

Presentation of Bills – The Secretary/Treasurer presented the bills that had been paid and needed to be paid for the month of May, totaling \$115,133.19 for the General Fund, \$67,382.95 for the State Fund, and \$42,505.38 for the Open Space Revenue Fund. Mr. Kepler moved to approve to pay the bills. Mr. Cheek seconded the motion. MOTION CARRIED.

Fiduciary Refunds – Mr. Cheek moved to transfer \$1,227.40 from the five listed escrow sub-accounts to the Master Escrow account to reimburse for Engineering fees. Mr. Kepler seconded the motion. MOTION CARRIED.

CORRESPONDENCE

- ✓ Email about an upcoming County Planning Commission Project to evaluate housing and transportation needs for the Route I Corridor. The first meeting is June 21st at London Grove Township building.
- ✓ PSATS News Bulletin for May.
- ✓ PA State Police statistic report for April & May.

- ✓ Chester Water Authority 2011 Annual Report.
- ✓ Letter from Brandywine Conservancy regarding a meeting about the Chesapeake Bay TMDL Plan for Chester County municipalities on June 18th at the Russellville Grange.
- ✓ Chester County Planning Commission announcement of the opening of the second round of the VPP grant application process for 2012.
- ✓ Letter from Jan Bowers in response to our letter regarding the Act 167 Stormwater Management Plan.
- ✓ Upper Oxford's Planning Commission Meeting Minutes from May 7, 2012, where it is noted that they agree to have Lower Oxford process the Fran Sharon subdivision plans.
- ✓ Email regarding the opening of a third round of the Automated Red Light Enforcement Grant Program from June 1st to June 30th.
- ✓ Email from Walmart that they will be opening a Hiring Center on South Third Street in Oxford.
- ✓ 2011 Annual report from PSATS.
- ✓ Approved meeting minutes from the OARA's April 12th meeting.
- ✓ Email from PSATS stating that the Federal Highway Administration announced they plan to eliminate 46 traffic sign regulations. This will allow municipalities to replace signs when they are worn out rather than by a specific date.
- ✓ Union Fire Co. No. 1 incident report for April.

Mr. Kepler moved to accept the correspondence. Mr. Cheek seconded the motion. MOTION CARRIED.

BUILDING INSPECTOR

Scott Moran read the Building Inspector's report for the month of May. Mr. Moran reported that he conducted nine plan reviews, thirty regular inspections, and one seven sewer inspection. Mr. Cheek moved to approve the Building Inspector's Report. Mr. Kepler seconded the motion. MOTION CARRIED.

CODE ENFORCEMENT OFFICER

Mrs. Kinney read the Building Permits & Zoning Violations Reports for May. She issued seven residential and four commercial building permits. There are three weed violations that have not complied yet. The Township will mow the lot on Second Avenue in Lincoln Village and add a fee to the building permit.

Subdivisions & Land Development Plans –

Brown Partnership SD (Creighton) – Mr. Kepler moved to adopt Resolution 2012-18 for submission of the SFPM for the Brown Partnership 2-lot subdivision to PA DEP. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler moved to adopt Resolution 2012-16 for final plan approval for the Brown Partnership 2-lot subdivision on Duck Farm Road contingent upon DEP's approval of the SFPM. Mr. Cheek seconded the motion. MOTION CARRIED.

Fran Sharon 2-lot Add-on – Mrs. Kinney said the Township Planning Commission approved the plan. Mr. Kepler moved to approve the Sharon 2-lot add-on subdivision on Cheek Road. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler moved to approve the Zoning Officer's reports. Mr. Cheek seconded the motion. MOTION CARRIED.

PA State Trooper Perloff was present from the Avondale Barracks. The Supervisors asked him to give a report. He said that we are in Zone 29, which also includes Upper Oxford, East & West Nottingham, and Elk Townships. There are a lot of burglaries in the area. He said that residents should leave a porch

light on at night and be sure to lock their car doors. Also, scrap metal theft is a problem they are seeing. To call the Avondale Station directly, call 610-268-2022.

ENGINEER

The Secretary read the Engineer's report for the month of May. Mr. Kepler moved to approve the Engineer's report. Mr. Cheek seconded the motion. MOTION CARRIED.

Oxford Commons Request for Escrow Release #11 – Ed Fisher has approved release request in the amount of \$77,099.32.

Mr. Cheek moved to accept the Engineer's recommendation and reduce the Oxford Commons Improvement Guarantee by \$77,099.32 to \$945, 809.57. Mr. Hershey seconded the motion. MOTION CARRIED.

OASA REPORT

Mr. Bob Yeatman reported that the lagoon construction is on schedule. They are working on the plans for the treatment plant. Mr. Kepler moved to approve Mr. Yeatman's report. Mr. Cheek seconded the motion. MOTION CARRIED.

ROADMASTER

The Secretary read the Roadmaster's Report for the month of May. Mr. Kepler moved to approve the Roadmaster's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

REGIONAL RECREATIONAL AUTHORITY

Mr. Hershey reported that he and Tony derKinderen will be going to PECO's office in Philadelphia on Friday to receive a grant for the OARA. They have a meeting tomorrow night.

Mr. Cheek moved to approve the Regional Recreational Authority Report. Mr. Kepler seconded. MOTION CARRIED.

HISTORICAL COMMISSION

Mr. Jay Eaton reported that they are still planning the Village Walk in Lincoln for next year. They are hoping for more cooperation from the University. There was recently a week long seminar approved for the awareness of the University in the community.

Mr. Cheek moved to approve the Historical Commission Report. Mr. Kepler seconded. MOTION CARRIED.

OLD BUSINESS

Comprehensive Plan – Mr. Joel Brown reported that there was a public meeting at the Herr's Visitor Center, but not a large turnout. He hopes that in a few months we can take this off of the agenda. They have a meeting scheduled for June 27th to finalize the last parts. On July 25th, there will be a public hearing at the Herr's Visitor Center to approve the plan.

Lincoln Village Sewer – Mr. Kepler reported that there are two houses that have not connected. One is an Estate and one is vacant and for sale.

NEW BUSINESS

PennDOT Winter Services Agreement – Mr. Cheek moved to approve and sign the 2012-2013 Winter Services agreement in the amount of \$24,695.94. Mr. Kepler seconded the motion. MOTION CARRIED.

Ag Security Addition – David Fisher, 220 Quarry Rd.

Mr. Kepler moved to adopt Resolution 2012-17 for the addition of 65.9 acres to Ag Security. Mr. Cheek seconded the motion. MOTION CARRIED.

County Veterans ID & Discount Program – Mrs. Kinney will place the information on our website.

County Emergency Services Cost Recovery Fee for Municipalities – The County Commissioners have drafted a letter to go out to all municipalities stating that they will impose a fee of \$5.20 per capita for the recovery of costs of County Emergency Management. Mr. Kepler moved to have the Secretary write a letter to the County Commissioners opposing this fee. Mr. Cheek seconded the motion. MOTION CARRIED.

OTHER BUSINESS

None.

PUBLIC COMMENTS

None.

ADJOURNMENT

Mr. Kepler moved to adjourn at 8:35 p.m. Mr. Cheek seconded the motion. MOTION CARRIED.

Respectfully Submitted,

Sara B. Laganelli
Secretary/Treasurer

Note: Copies of all reports mentioned are available at the Lower Oxford Township Building, 220 Township Road, Oxford, PA.