

Lower Oxford Township

Planning Commission

Meeting Minutes

Monday, January 17, 2011

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Monday, January 17, 2011, at 7:30 p.m.

The following were in attendance:

Members:

Kevin Martin, Chairman	P	John Williams, Vice-Chairman	P
Joel Brown	P	Larry Moran	P
John Walsh	P	Jay Stout	A
Bill Lewis	P	Debbie Kinney, Zoning Officer/Secretary	P

Public:

None.	

CALL TO ORDER

Chairman, Kevin Martin, called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman, Kevin Martin, led the Pledge of Allegiance to the Flag.

MOMENT OF SILENCE

RE-ORGANIZATION

Debbie Kinney opened up for nominations for Chairman.

Larry Moran made a nomination to appoint Kevin Martin as Chairman. Joel Brown seconded the nomination. All in favor. MOTION CARRIED.

Kevin Martin, Chairman, opened up nominations for Vice-Chairman.

Joel Brown made a nomination to appoint John Williams as Vice-Chairman. Larry Moran seconded the nomination. All in favor. MOTION CARRIED.

Kevin Martin, Chairman, opened up nominations for Secretary.

John Williams made a nomination to appoint Larry Moran as Secretary. Bill Lewis seconded the nomination. All in favor. MOTION CARRIED.

ESTABLISHMENT OF MEETING DATES AND TIMES:

Joel Brown made a motion to appoint the following dates at 7:30 p.m., as the Planning Commission regular meeting dates. Seconded by John Williams. All in favor. MOTION CARRIED.

February 24, 2011	June 23, 2011	October 27, 2011
March 24, 2011	July 28, 2011	November 17, 2011
April 28, 2011	August 25, 2011	December 22, 2011
May 26, 2011	September 22, 2011	January 26, 2012

PUBLIC COMMENTS

- None.

RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA

- None.

APPROVAL OF MEETING MINUTES

Larry Moran made a motion to approve the meeting minutes of December 20, 2010. Seconded by Bill Lewis. All in favor. MOTION CARRIED.

Subdivision and Land Development Plans:

- None.

New Business:

- **Solar Farm Ordinance**

The Planning Commission discussed the following regarding an ordinance for Solar Farms:

- Is land development required?
- Should a permit from the Township be required?
- How much impact would it have with regards to impervious surface?
- Screening? May cause solar panels to be inefficient.
- Allowing the use of Solar Farms by Conditional Use?
- Combine both residential and commercial ordinance into one.

Debbie Kinney to contact Solicitor and Township Engineer regarding the above questions and have ready for next Planning Commission meeting in February, 2011.

➤ **Sewer Connection Ordinance**

Joel Brown made a motion to recommend the Sewer Connection Ordinance for approval with the following recommended changes:

Section 2 – Definitions – Add the following:

E. “Inspector” shall mean the person appointed or employed by the Authority *or Township* to inspect public sewers, on-lot systems, cesspools, holding tanks and all other connection between occupied structures, buildings and the public sewer lines and area serviced by the public sanitary sewer;

Section 3 – Use of Public Sewer Required -

A. (First Paragraph) – Remove the following:

The Owner of any commercial establishment or industrial establishment ~~which has effluent in the amount of 220 gallons per day~~ and which is within 150 feet of any Oxford Area Sewer Authority lateral shall connect such property with the Oxford Area Sewer Authority’s sewer collection system, in such manner as the Authority may require, within one year after the adoption of this Ordinance or within one year after the Sewer lateral is placed in a location within 150 feet of the property line. This connection shall be for the purpose of discharging all Sanitary Sewage from said property; Subject, however, to such limitations and restrictions as shall be established herein or otherwise by the Authority, from time and time.

A. (Second Paragraph) – Remove entire paragraph:

~~For commercial and industrial establishments whose effluent is 220 gallons per day or less, said establishments shall be subject to the same regulations which control residential users that are within 150 feet of any public sewer lateral.~~

C. (Second Paragraph) – Remove and Add the following:

In addition to the above, any on-lot system which ~~fails an inspection~~ *is unable to be certified as working correctly* by a certified sewage inspector at the point of transfer to a new owner shall be required to connect as though the Chester County Health Department had failed the system.

Seconded by John Williams. All in favor. MOTION CARRIED

➤ **Zoning Hearing Board Application – Variance - 128 First Street, Lincoln University**

The Planning Commission discussed the variance for 128 First Street in Lincoln University and made the following recommendation:

Larry Moran made a motion to recommend approval of the application with the conditions that the application must hook up to public sewer and the applicant narrow down side setbacks to 15’ allowing more frontage and off-street parking. Seconded by John Williams. All in favor. MOTION CARRIED.

OLD BUSINESS:

- **Windmill Ordinance** – Nearing completion with Solicitor.
- **Lighting Ordinance** – Nearing completion with Solicitor.

Public Comment

➤ None.

Adjournment:

Bill Lewis made a motion to adjourn at 8:40 p.m. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Respectfully Submitted,

Deborah J. Kinney
Codes Enforcement Officer/Zoning Officer