

**Lower Oxford Township  
Planning Commission  
Meeting Minutes  
Thursday, October 27, 2011**

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, October 27, 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	A	Jay Stout	A
Bill Lewis	A	Debbie Kinney, Zoning Officer/Secretary	P

**Public:**

Ed Jefferis – Concord Land Planners	

**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**

**PUBLIC COMMENTS**

- None.

**RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA**

- None.

**APPROVAL OF MEETING MINUTES**

*Joel Brown made a motion to approve the meeting minutes for September 22, 2011. Seconded by Larry Moran. All in favor. MOTION CARRIED.*

### **Subdivision and Land Development Plans:**

- **Reedville Ventures, LLC – Land Development – 188 Scotts Lane, Oxford, PA**  
No activity or updates on this project to date per Ed Jefferis, Concord Land Planners.
- **Eldreth, Carl – 2-Lot Subdivision – 4101 Forge Road, Oxford**
  - All agency comments received. CCHD (Bill Conrad) stated that they cannot complete their review at this point in time because they cannot locate well and septic on plan and the properties that are contiguous with this plot needs to be labeled with locations of well and septic. He also stated that possible test pits will have to be done. Bill Conrad recommended that a non-building waiver be submitted for this property.  
  
***Joel Brown made a motion to approve a non-building waiver for the Carl Eldreth 2-lot subdivision and recommend this non-building waiver to the Board of Supervisors for their approval. Seconded by John Williams. All in favor. Motion Carried.***
- **Creighton – 5-Lot Subdivision** – Ed Jefferis presented to the Planning Commission that Brown Partnership has purchased this 15.5 acre property. Mr. Jefferis also presented to the Planning Commission a “preliminary sketch plan” that shows only a two-lot subdivision (instead of the 5-lot that was previously submitted). All prior approvals are still in effect – CCHD, DEP, and Conservation District (NPDES), etc. No action to be taken at this time. Mr. Jefferis is working on and will submit to the Planning Commission at a later date.

### **New Business:**

- **Meeting Date Changes**  
  
***John Williams made a motion to change the Planning Commission meeting dates for Thursday, November 24, 2011 and Thursday, December 29, 2011 to Thursday, November 17, 2011 and Thursday, December 15, 2011 due to a conflict with the holidays. Seconded by Joel Brown. All in favor. Motion Carried.***

### **OLD BUSINESS:**

- **Solar Farm Ordinance** – The Planning Commission reviewed the Solicitor’s solar ordinance and made recommended changes for the Board of Supervisors before it goes back to the Solicitor for final changes.  
  
***John Williams made a motion to submit the recommended solar ordinance with changes to the Board of Supervisors for their approval. Seconded by Joel Brown. All in favor. Motion Carried.***
- **Windmill Ordinance** – With Solicitor.
- **Lighting Ordinance** – With Solicitor.

### **Public Comment**

- None.

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**Adjournment:**

***Joel Brown made a motion to adjourn at 7:55 p.m. Seconded by Larry Moran. All in favor. Motion Carried.***

Respectfully Submitted,

Deborah J. Kinney  
Codes Enforcement Officer/Zoning Officer