

**Lower Oxford Township
Planning Commission
Meeting Minutes
Thursday, February 23, 2012**

The Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, February 23, 2012, 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	P
Bill Lewis	A	Debbie Kinney, Zoning Officer/Secretary	P

Public:

Laura Swiski	Pat Curran
Charlene Arni	Ron Kepler
Brian Arni	Joe Riper
Teri D'Ignazio	Julia Brady

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 January 26, 2012. Seconded by John Williams. MOTION CARRIED. John Walsh abstained.

Subdivision and Land Development Plans:

- **Lapp, Amos K. & Elizabeth** – 2-Lot Subdivision - 333 Street Road, Oxford

02/10/12 – Ms. Kinney called Geoff Shellington at Ag Preservation. Mr. Shellington stated he would review and get back to me and that the plan does not need to go to Brandywine Conservancy. Ms. Kinney mailed plans to him on 02/10/12. Awaiting response.

John Williams made a motion to recommend the Amos & Elizabeth Lapp 2-Lot Subdivision to the Board of Supervisors pending approval from Ag Preservation. Seconded by Larry Moran. All in favor. Motion Carried.

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New Business:

- **None.**

OLD BUSINESS:

- **Conditional Use Hearing Application – Leading Edge Composites – Whiteside Drive**

Joe Riper and Laura Swiski presented the Planning Commission with the proposed light-industrial use for which Leading Edge Composites seeks a Conditional Use Hearing.

The following items were presented for consideration:

Will be completed in two phases

- Building no higher than 35 feet
- 75,000 sq. ft. building
- No flammable materials, no noise pollution, no light pollution (shielded lighting)
- Heliport on property – fly helicopters in to be measured for parts on-site
- Airplanes trucked in – maybe 1 to 2 trucks per day
- Not at 80% impervious surface
- 20 acres – 400 gpd – equivalent to 20 houses on 20 acres
- Will eventually accommodate 228 employees
- 60 parking spaces – 10 for visitor parking
- Stormwater Management
- Private well and septic

Larry Moran made a motion to make a recommendation to the Board of Supervisors to be in favor of Leading Edge Composites Conditional Use Hearing. John Williams seconded. All in favor. Motion Carried.

- **Solar Farm Ordinance – with Solicitor**
- **Windmill Ordinance – with Solicitor**
- **Lighting Ordinance – with Solicitor**

Public Comment

- Teri D'Ignazio questioned the 80% impervious surface and concerned about Township's lighting ordinance that it is insufficient.
- Julia Brady has concerns about helicopter with regards to animals and children.

Adjournment:

Larry Moran made a motion to adjourn at 8:14 p.m. Seconded by John Williams. All in favor. Motion Carried.

Respectfully Submitted,

Deborah J. Kinney, Secretary