

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, September 26, 2013

The regular meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, September 26, 2013, at 7:30 p.m.

The following were in attendance:

Members:

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

Public:

Fifteen (15) audience members were present.

CALL TO ORDER

Vice-Chairman, John Williams, called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chairman, John Williams, led the Pledge of Allegiance to the Flag.

MOMENT OF SILENCE

PUBLIC COMMENTS

- Teri D'Ignazio would like to comment on the billboard ordinance presented to the Planning Commission.

RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA

- **Proposed Billboard Ordinance Presentation – Thaddeus Bartkowski - Catalyst Outdoor (Founding Owner)**
 - Mr. Bartkowski made a presentation to Planning Commission that consisted of a barn housing for a billboard of 960 sq. ft. that would be located at the end of Whiteside Drive. The following comments were made:
 - John Williams stated that he thinks it may be too large and that it would be a distraction by exiting on ramps.
Mr. Kaplan stated that it meets all requirements from PennDOT from the exit and entrance ramps. There is no hazard due to the placement of the billboard. He stated that according to the Traffic Planning & Design Group, there is no statistical difference in crash rates because of billboards. Mr. Bartkowski stated that the size of the billboard depends on the mph which then will determine the size of the billboard's distance to be seen on roadway.
 - Bill Lewis stated that he doesn't want to see any glare from the billboard.
 - Mr. Bartkowski stated that he would comply with the lighting ordinance that the Township has in place.
 - Bill Donahue is concerned with the time the motorist is looking at the billboard and takes their eyes off the roadway about 2-8 seconds. Mr. Bartkowski stated that studies have shown that the motorists will turn their head 1-2 seconds or less and no more.
 - Julie Brady asked if there are any businesses in mind already for the billboard. Her concern is that someone may advertise for something that may not be appropriate for children. Mr. Bartkowski stated that the other advertisers do not want to be a part of any content that is problematic. Mr. Kaplan said that this can be taken care of with a deed restriction.
 - Teri Dignazio asked what impact will this have on Rebecca Ridge? What type of noise will be generated from the "barn"? Mr. Bartkowski stated that the light from Billboard would not be an issue to the neighbors. He went on by saying that the "barn" housing for the billboard is not cooled by fans but by AC units that run more smoothly and quietly.

Planning Commission Meeting

Thursday, September 26, 2013

Page 2 of 2

- Bill Lewis asked that Mr. Bartkowski e-mail the presentation that they had just seen to Debbie Kinney. Mr. Bartkowski stated that he would send it.

APPROVAL OF MEETING MINUTES

John Williams made an amendment to the meeting minutes of August 22, 2013. He asked that Debbie Kinney add to the motion regarding the Route #10 Low Pressure Sewer Line – Component 4A that he abstained.

Joel Brown made a motion to approve the Planning Commission meeting minutes of Thursday, August 22, 2013 with the change noted. Seconded by Larry Moran. MOTION CARRIED. Jay Stout abstained.

Subdivision & Land Development Plans

- **Oxford Commons III – Amended Final Plan**

Bill Lewis made a motion to recommend the Oxford Commons III – Amended Final Plan to the Board of Supervisors. Seconded by Jay Stout. Motion Carried. Joel Brown abstained.

NEW BUSINESS

- **None.**

OLD BUSINESS

- **Proposed “Amendment to Lower Oxford Township Zoning Ordinance of 1970”**

This ordinance was proposed to the Township to allow mixed use in the C-2 and C-3 Zoning Districts.

The Planning Commission commented that they would not like C-1 excluded from this proposed ordinance.

The Planning Commission discussed that they would recommend that this ordinance not include any residential buildings.

The Planning Commission will review more in depth and would like it placed on the agenda for next month.

PUBLIC COMMENT AND/OR PLANNING COMMISSION COMMENTS

- Teri D'Ignazio asked if the Township was getting professional counsel on the proposed zoning change. John Williams stated the council starts here at the Planning Commission and will move forward.
- Julie Brady stated that if the Township is going to multiple uses for C-2 and C-3, that they might want to consider changing the lot size.
- Joel Brown stated that Lincoln University is seeking approval for KOEZ, Research and Development zoned to commercial from Township Road to the University.

Adjournment

John Williams made a motion to adjourn at 8:07 p.m. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Respectfully Submitted,

Deborah J. Kinney, Secretary