

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
August 28, 2014**

The Regular Meeting of the Lower Oxford Township Planning Commission was held on Thursday, October 28, 2014, at the Township Building, 220 Township Road.

The following were in Attendance: Members John Williams, Joel Brown, Bill Lewis, Larry Moran, Jay Stout, Secretary/Treasurer Sara Laganelli, and nine guests. Chairman Kevin Martin and John Walsh were absent.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Williams led the Pledge of Allegiance to the flag and asked for a moment of silence.

PUBLIC COMMENT CONCERNING ITEMS ON THE AGENDA

None.

RECOGNITION OF THOSE ASKING TO APPEAR ON THE AGENDA

None.

APPROVAL OF THE MINUTES

Mr. Brown moved to approve the minutes for the regular meeting of July 24th. Mr. Lewis seconded the motion. Mr. Williams abstained. MOTION CARRIED.

SUBDIVISION/LAND DEVELOPMENT PLANS

SKETCH PLANS

Landhope Realty Co. – Mr. Dixon Stroud of Landhope Realty and Mr. Jesse Condon of Register & Associates were present. They presented the Sketch Plan for 410 Limestone Road. Mr. Condon reviewed the Township Engineer's comment letter. The Engineer noted that this requires a Conditional Use Hearing. Mr. Condon said that according to their Attorney, based on case law this would be considered single use. He said that the Engineer's comments on design standards will be addressed in the Land Development Plan (LDP) as they have not designed the landscaping, screening, or lighting yet. Mr. Condon feels that they are providing adequate parking spaces. As for the requirements on zoning #6 of the Engineer's letter, Mr. Condon said those details will be part of the LDP. The proposed gas area is 195' x 60'. They plan to have on-lot well and septic and will get the proper permits from the Health Department and PA DEP. The storm water control details will be part of the LDP. The Township Engineer pointed out that there should be consideration to the location of the access drives, suggesting they align them with the Route I ramp and Union School Road. Mr. Condon and Mr. Stroud agreed with the suggestion and said they have no objection to that and thought it was a good idea. This is something they will discuss in their meeting with PENNDOT.

Mr. Brown asked if they anticipate a right turn lane on northbound Route 10.

Mr. Lewis asked about the elevation along Route 10 and blind spots there.

Mr. Brown suggested they align the driveways with Union School and Route I ramp. He said that Route 10 is above grade there. He said that walls may be involved to make grade up.

Mr. Lewis asked about the lighting, thinking about the residential properties across the street.

Mr. Williams asked if the sign would have height limits.

Mr. Brown asked why the sketch plan showed all development on the left side of the property. Did they have other plans for on the right side?

OLD BUSINESS

Proposed Billboard Ordinance – Mr. Williams stated that the Township Solicitor has not reviewed the latest version of the proposed billboard ordinance and she recommends that they wait to comment until after her review. He asked the Board what their thoughts were. Mr. Brown said he thought they should move forward with it. The only thing left to discuss was the distances. Mr. Brown didn't have a problem with the changes. He said they needed to decide what distances they were happy with. Mr. Thaddeus Bartowski presented a visual of the implementation of the distances in the ordinance. Mr. Brown questioned whether the measurements were accurate. Mr. Bartowski assured that they were based on PENNDOT requirements and how they measure on aerials. As the proposal is written now, there cannot be an automatic changeable copy sign face billboard located within 1,000 feet of R-1, R-2, R-3, or R-4 residential zoning. The same type billboards may not be closer than 3,000 feet from each other and must be located 500 feet from an ingress or egress of a limited access highway entry ramp.

Mr. Brown moved to recommend the proposed changes to the Billboard Ordinance to the Board of Supervisors. Mr. Lewis seconded the motion. All in favor. MOTION CARRIED.

NEW BUSINESS

Camp Tweedale – Natural Lands Trust's has a grant application to the Commonwealth Financing Authority (CFA) for funding to purchase a conservation easement on Camp Tweedale. The application is currently under review and they have been asked by CFA to submit a letter from the Township Planning Commission certifying that protection of the property is consistent with the township's comprehensive plan.

Mr. Lewis moved to authorize a letter be sent confirming the conservation of Camp Tweedale is consistent with the Comp Plan. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

PUBLIC COMMENT

Ms. Teri Dignazio- Asked if the Billboard requirements are measuring the length of Route I or across the highway? Does this mean that two more signs can be in the big red zone between Oxford Commons and the Davison property? How many trees will they be cutting down to put up the billboard?

Mr. Bill Lewis – Asked about a noise ordinance.

ADJOURNMENT

Mr. Lewis moved to adjourn the meeting at 8:20 p.m. Mr. Brown seconded the motion. MOTION CARRIED.

Respectfully Submitted,

Sara B. Laganelli
Secretary