

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Monday, December 18, 2017

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Monday, December 18, 2017, at 7:30 p.m.

The following were in attendance: John Williams, Chairman; Larry Moran, Secretary; Kevin Martin; Joel Brown; Jay Stout; Jake DeWees; and six guests.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

MOMENT OF SILENCE

RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA

- None.

PUBLIC COMMENTS

- None.

APPROVAL OF MEETING MINUTES

Joel Brown made a motion to approve the Planning Commission meeting minutes of September 28, 2017. Seconded by Jay Stout. All in favor. MOTION CARRIED.

Subdivision & Land Development Plans

Landhope Realty

The Planning Commission discussed the following:

- Letter received from McMahon Transportation Engineers & Planners dated 12-05-17
- Register update letter to Township Engineer dated 12-15-17
- DEP letter dated 11-14-17 regarding approved Act 537 Exemption
- Letter received from Light-Heigel & Associates dated 12-18-17 regarding revised plan.
- Memo received from Light-Heigel & Associates dated 12-18-17 regarding recommendation of approval to the Board of Supervisors
- Letter from Register & Associates, dated 12-18-17 requesting a waiver from the Stormwater Management Ordinance Section 301.G. requiring written permission from adjacent property(ies) or down-gradient property(ies) for conveyance of proposed storm discharge onto or through their properties.

John Williams asked Jim Fritsch, Register & Associates, how much of the water that is hitting the impervious surface is going back to the swale? Mr. Fritsch stated that all impervious area from Lot #1 is going into the pond, reducing the amount of flow of both rate and volume.

Larry Moran made a motion to grant a waiver from the Stormwater Management Ordinance, Section 301.G. Seconded by Jay Stout. Joel Brown abstained.

Jay Stout made a motion to recommend the Landhope Realty Subdivision and Land Development Plan to the Board of Supervisors for approval contingent upon Township Engineer's recommendations. Seconded by Larry Moran. Joel Brown abstained.

NEW BUSINESS

- **Zoning Hearing Application**

James & Rebecca Vines' property located at 102 Dalton Road, Oxford, is holding a Zoning Hearing on Wednesday, December 20, 2017, for a variance of setbacks due to irregular shape of property.

The Planning Commission discussed and had no comments regarding this decision.

- **Conditional Use Hearing Application**

Providence Place at Lower Oxford - The Planning Commission reviewed a sketch plan for a Conditional Use Hearing to be held on Tuesday, January 16, 2018, for a project located at 175 Limestone Road, Oxford, for a 152 Unit, assisted living facility.

Kevin Martin questioned the "dead area" behind the building with regards to setbacks and if the fire trucks would have access to it.

David Leader, Leader Homes, stated that this is an all residential project and there will be no medical facility on site, so the setbacks would not apply. He stated that there is "light" ambulance usage which is about five to ten calls per month and the facility will be sprinklered according to code.

John Williams made a motion to recommend the use of the assisted living facility to the Board of Supervisors. Jay Stout seconded. Joel Brown abstained.

OLD BUSINESS

➤ NONE

PUBLIC COMMENT

➤ None

Adjournment

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

Respectfully Submitted,



Deborah J. Kinney
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