

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes**

Thursday, September 27, 2018

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, September 27, 2018, at 7:30 p.m.

The following were in attendance: John Williams, Chairman; Bill Lewis, Vice-Chairman; Larry Moran, Secretary; Joel Brown; Taylor Wilson; Julie Brady; Alonzo Shoemaker, Terri Dugan, Codes Enforcement Officer; and eight members of audience.

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 May 24, 2018. Seconded by Larry Moran. MOTION CARRIED.*

SUBDIVISION & LAND DEVELOPMENT PLANS

- **WLH Group Final Minor Subdivision - Whiteside Drive**  
3 lot subdivision; 1 new lot & 1 add-on lot to be conveyed to Atlantic Tractor and 1 residual lot.  
Ken Crossan - Crossan-Raimato, Inc. presented.  
All reviews from agencies received; DEP exempt letter, CCHD review, CCPC review and Light-Heigel Review letter.

*Larry Moran made a motion to recommend to Board of Supervisors for approval, contingent upon Township Engineers recommendations are met. Bill Lewis seconded the motion. Joel Brown abstained. MOTION CARRIED.*

- **Runnymede Subdivision - 1950 Limestone Road**  
**Introduction & Overview**  
**Spencer Andress & David Leader (G.M. Leader Corp.)**  
Proposed 4 Lots Subdivision of Runnymede property. Lot 1 - 32 acre parcel, Lot 2 - 12 acre parcel to be proposed Assisted Living Land Development, Lots 3 & 4 - to be future Commercial properties.  
Subdivision plans and applications to be submitted formally by October Planning Mtg.
- **Providence Place Land Development Plan ~ Lot #2 - 12 acre parcel)**  
**Introduction & Overview**  
**Spencer Andress & David Leader (G.M. Leader Corp.)**  
Land Development Plan for Assisted Living Community on Lot #2 of the Runnymede Subdivision.  
Proposed 145 residential units with common areas. - **Providence Place at Oxford**  
Will be phased development with approx. 90 units to start.  
David Leader explained 2 types of Assisted Living developments. (Country Meadows and Providence Place) Providence Place is a smaller scaled community vs Country Meadows larger design. Our area calls for the more reserved, smaller scaled community with out-reach for amenities. (ie pool, fitness, 'classes', etc)  
David Leader also stated Providence Place has *Ambulance Service Letter of Support* already in possession.  
Land Development Plans and applications to be submitted formally by October Planning Mtg.
- **Hostetter Subdivision Sketch ~ Whiteside Drive**  
**Re-design of Two original Subdivisions submitted (Smoker-Hostetter & Hostetter-Esh)**  
**Introduction & Overview by Ed Jefferis - Concord Land Planners**  
New Subdivision plan to be submitted to include all previous lots. (2, 3, 4, 1 add-on lot)  
New design to be 'individual lots'.  
Previous Smoker/Hostetter Subdivision Plan to be withdrawn.  
No proposed Private Right-of-way.  
All new lots to be designed to facilitate 'commercial' area and bulk regulations.  
(at this time Lots 2, 3, & 4 will remain Agricultural use by purchasers)  
Lot 2 to be conveyed to Israel Smoker  
Lots 3 & 4 to be conveyed to Isaac Esh  
Add-on Lot to be conveyed to Justin Kreider  
Planning commission members requested, at minimum, a note be recorded on the plan stating that "No lots created with this subdivision will have or use access to Toby Way".  
(since all are now designed with individual access to Whiteside Drive.)  
Subdivision plans and applications to be submitted formally by October Planning Mtg.
- **King Sketch for Land Development ~ 260 Township Road**  
**Proposed Hardware Store and Chainsaw Shop**  
❖ **Conditional Used approved September 17, 2018**  
**Introduction & Overview by Ed Jefferis - Concord Land Planners**  
Ed Jefferis presented the sketch of John Kings proposal, used for the Conditional Use Hearing to the Planning Commission, asking for any comments.  
Only comment(s) raised were in reference to doing Stormwater Management. It is being done and engineered as part of this land development.  
Land Development Plans and applications to be submitted formally by October Planning Mtg.

➤ **Benuel & Sylvia Stoltzfus and Amos & Barbara Fisher Subdivision**  
**Subdivision of an existing 115 acre Agricultural Preservation Property into 2 separate parcels.**

Lot #1 (70 acres accessing Rout 472) to be conveyed to Benuel Stoltzfus. Has an existing exception parcel with various buildings. Mr. Stoltzfus has a permit to demolish buildings and plans to build a new residence & barn in the same exception parcel.

Lot #2 (44 acres accessing Scroggy Road) to be conveyed to Amos Fisher. This parcel will be kept in Ag Preserve in whole. But doe have the right to creating an exception parcel at a later time if desired.

This proposal for subdivision was approved by the Chester County Department of Open Space and it was determined that this project did not have to be reviewed by the State Department of Open Space.

All letters of review have been received from all agencies. (DEP, CCPC, and Twp Engineer)

***Bill Lewis made a motion to recommend to Board of Supervisors for approval, Larry Moran seconded the motion. Joel Brown abstained. MOTION CARRIED.***

**NEW BUSINESS**

**BOS - Zoning Ordinance changes**

**\*Section 1417.C** - "A family farm related business or school may be conducted on a working farm of at least 20 contiguous acres" to "A family farm related business or school may be conducted on a working farm of at least 10 contiguous acres"

Julie Brady raised the comment that a reduction of Farm Related Business size may cause an influx of 'businesses in residential areas'.

**\*Section 911.13** - C-3 District - remove the word 'detached' so that this regulation matches same in C-1 Sect 800.10 & C-2 Sect 900.18 - "One single family dwelling may be incorporated in any single building housing a commercial site."

No comments form the PC

**OLD BUSINESS**

➤ **Billy Smith - 111 Township Road, Oxford, PA 19363 - Zoning Hearing Board Application**

Variance Hearing held on May 29, 2018: Board approved the request to attached the existing non-conforming garage with a side yard setback of 15' to the existing house.

➤ **Zavala - 2000 Baltimore Pike, Oxford, PA 19363 - Conditional Use Application**

Mr. Zavala submitted a written request to "Withdraw the Conditional Use Application" 09-18-18

➤ **G.M. Leader Corp. - 56-8-71**

Received Conditional Use Approval on June 28, 2018

**PUBLIC COMMENT**

- Resident from Ovations (Penn Twp) requested more detail for the Zavala Conditional Use application. Had concerns of smells at her property, from this project. What is the process that Zavalas are running?  
It was explained that it is a small agricultural spent compost area for Mr Zavalas personal mushroom houses. He has been 'resting' the soil there for years. Conservation District had offered to work with Mr Zavala to improve his process for the better. It was explained that there was a language barrier and misinterpretation of requirements for his property. It was not to be a "commercial composting facility'.
- Terri D'Ignazio had two comments:
  - ❖ **Wants the meeting minutes posted to Lower Oxford Township website.**  
PC explained, it is a computer issue, we are in the process of getting new upgraded computer system. Will be better able to connect to the website for updating.
  - ❖ **Had multiple questions regarding Providence Place. 1.) Is it public sewer? 2.) What number EDUs will they be using? 3.) Are there enough EDUs in place for this?**  
PC stated that, yes it will be public sewer, the numbers will be determined when they get their design numbers formally submitted and yes, there are more than enough available.

**Adjournment**

*Bill Lewis made a motion to adjourn at 8:10 p.m. Seconded by Larry Moran. All in favor. MOTION CARRIED.*

Respectfully Submitted,

Theresa B. Dugan  
Codes Enforcement Officer