

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Monday, March 28, 2019

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, March 28, 2019, at 7:30 p.m.

The following were in attendance: John Williams, Chairman; Bill Lewis, Vice Chairman; Larry Moran, Secretary; Joel Brown; Taylor Wilson; Jake DeWees; Julie Brady; & Terri Dugan, Codes Enforcement Officer & 1 guest.

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

APPROVAL OF MEETING MINUTES

Larry Moran made a motion to approve the Planning Commission meeting minutes of November 19, 2018. Seconded by Bill Lewis. MOTION CARRIED.

SUBDIVISION & LAND DEVELOPMENT PLANS

- Runnymede Partnership Subdivision Plan - Limestone Road
4 Lot Subdivision

Sewage Facilities Planning Module:

Component 4A CCHD complete
Component 4B CCPC review 1st week of April
Component 4C LOT complete

Larry Moran made a motion to approve the Sewage Facilities Planning Module Component 4C for the Runnymede Subdivision Plan. Seconded by Jake DeWees. MOTION CARRIED.

Preliminary Subdivision Plan:

Satisfactory review of Preliminary Subdivision Plan with exception of review by Township Solicitor of Agreement to remove right-of-way for Oxford Borough.

Joel Brown made a motion to recommend to Board of Supervisors for approval of the Preliminary Subdivision Plan pending completion of Components 4B & 4C of the Sewage Facilities Planning Module and review by the Township Solicitor, of the Agreement to remove the right-of-way for the Borough of Oxford. Seconded by Larry Moran. MOTION CARRIED.

- Pine View Estates Subdivision & Sewage Facilities Planning Module
~ Connor Road-Baltimore Pike ~ 184 units
Subdivision Plan ~ At BOS level
SFPM Component 4B and 4C complete
SFPM Component 4C at PC

John Williams made a motion to approve the Sewage facilities Planning Module Component 4A for Pine View Estates. Seconded by Larry Moran. MOTION CARRIED

- **John King Land Development Plan ~ 260 Township Road**
Hardware Store with Stormwater Management and Sewage Facilities Planning Module

Sewage Facilities Planning Module

SFPM Component 4A needs motion to approve
SFPM Component 4B CCPC complete 1st week of April
SFPM Component 4C CCHD complete

Larry Moran made a motion to approve the Sewage facilities Planning Module Component 4A for John King Land Development Plan. Seconded by Bill Lewis. MOTION CARRIED.

Land Development Plan

Waiver requests submitted
Concord Land Planners response and revisions to Township Engineer review of 1-18-19

John Williams made a motion to recommend to Board of Supervisors for approval of Waivers from the following Sections of the Subdivision and Land Development Ordinance for Lower Oxford Township: §517.2.B which requires a driveway agreement, §517.2.G which requires vert/horiz alignments of drives and §303.A.1.a of the Lower Oxford Township Stormwater Management Ordinance which requires a 'letter of adequacy'. Seconded by Larry Moran. Joel Brown Abstained. MOTION CARRIED.

Larry Moran made a motion to recommend to Board of Supervisors for approval of the Preliminary/Final Land Development Plan pending completion of Component 4B of the Sewage Facilities Planning Module and satisfactory review by Township Engineer. Seconded by Julie Brady. Joel Brown Abstained. MOTION CARRIED.

NEW BUSINESS

- **Lincoln University ~ Azikiwe Hall - GRADING Permit**
Reviewed by Township Engineer; Waiver Request for Land Development Review & Approval

Joel Brown made a motion to recommend to Board of Supervisors for approval of a Waiver from the requirement of Land Development Plan reviews and approval processes as per the Township Engineer's recommendation in that Runoff from this site will not change or be modified by this project. Seconded by Bill Lewis. MOTIONED CARRIED.

OLD BUSINESS

None

PUBLIC COMMENT

None

Adjournment

Larry Moran made a motion to adjourn at 8:18 p.m. Seconded by Julie Brady. MOTION CARRIED.

Respectfully Submitted,

Theresa B. Dugan
Codes Enforcement Officer