

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, May 23, 2019

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, May 23, 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; Alonzo SHOemaker; Julie Brady; & Terri Dugan, Codes Enforcement Office.

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 March 28, 2019. Seconded by Bill Lewis. MOTION CARRIED.

SUBDIVISION & LAND DEVELOPMENT PLANS

Smullen Subdivision ~ 1.9 acre lot from a 40.6 acre parcel

- Planning Commission reviewed the 2 lot subdivision, Township Engineer review and Chester County PC review. Awaiting review from Chester County Health Department.
- Discussion as to the shared driveway access and the "groundwater easement area" delineated on lot #2
- Would like Concord Land Planners to attend next meeting to clarify reasoning for shared access and groundwater easement.
- John Williams-Chairman stated his opposition to the shared driveway and "groundwater easement".
- Joel Brown discussed the requirement to have applicant obtain an HOP application/permit for Lot #1 to provide "future, direct access".

Smullen Sewage Facilities Planning Module:

Township Engineer has reviewed and returned Component 4A, awaiting CCPC review and CCHD review

Oxford Area Sewer Authority Subdivision ~ subdivision of the 31.7 acre Lower Oxford portion of land off of the 104.8 acre total tract of OASA property.

- Planning Commission reviewed the 2 lot subdivision, Township Engineer review and Chester County PC review. Awaiting review from Chester County Health Department.
- Waivers requested, no other points of concern to PC.

Joel Brown 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: §402.2 which requires a plan scale greater than 1 inch is equal to 100 feet, §402.3.B which requires street right-of-way width and cart-way width and §402.3.C which requires tree masses, streams and topography. Seconded by Larry Moran. MOTION CARRIED.

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John Williams made a motion to recommend to Board of Supervisors for approval of the Final Land Development Plan pending Chester County Health Department review and satisfactory review by Township Engineer. Seconded by Larry Moran. MOTION CARRIED.

NEW BUSINESS

None

OLD BUSINESS

None

PUBLIC COMMENT

None

Adjournment

Bill Lewis made a motion to adjourn at 8:24 p.m. Seconded by Larry Moran. MOTION CARRIED.

Respectfully Submitted,

Theresa B. Dugan
Codes Enforcement Officer