

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, October 27, 2016

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, October 27, 2016, at 7:30 p.m.

The following were in attendance:

Members:

Kevin Martin, Chairman	A	John Williams, Vice-Chairman	P
Joel Brown	P	Larry Moran	P
John Walsh	P	Jay Stout	A
Bill Lewis	A	Debbie Kinney, Zoning Officer/Secretary	P

Public:

Jim Fritsch, Register Associates	Michael Buckley, Landhope	Mr. Ken Hershey
Jeff Gehman, McMahon & Associates	Dennis McCartney, Landhope	Teri D'Ignazio

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

MOMENT OF SILENCE

PUBLIC COMMENTS

- None.

RECOGNITION OF THOSE ASKING TO APPEAR ON AGENDA

- None.

APPROVAL OF MEETING MINUTES

Joel Brown made a motion to approve the Planning Commission meeting minutes of August 25, 2016. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Subdivision & Land Development Plans

➤ Landhope Farms, LLC - Sketch Plan

Mr. Fritsch discussed with the Planning Commission the handicap parking requirements and demonstrated on the sketch plan that it is in compliance.

Mr. Gehman spoke to the Planning Commission regarding the intersection of Limestone Road & Conner Road. He stated the following:

- A stop sign will be located on each side of Conner Road
- Traffic signal will be placed at Limestone Road and Conner Road
- Left turn lanes for access
- Right turn in and right turn out only – no left in or left out
- Two access points on Route #10 by stop sign
- Crosswalk across Route #10 (one pedestrian crossing on South Side). The next step will be to work on the pedestrian cross walk.

John Williams asked if there would be any widening on Conner Road? Jeff Gehman stated he will look to see what the width is according to ordinance. Mr. Gehman also stated that PennDOT will look at side street with tractor trailer access.

Joel Brown stated that Conner Road currently says no trucks. Jeff Gehman stated that the study showed no additional lanes on Conner Road. John Williams expressed the necessity for trucks to be able to turn.

Joel Brown asked if there were any proposed sidewalks? Mr. Fritsch stated that there were no sidewalks on plan. Joel Brown stated that it might be a good idea to put sidewalks in.

Mr. Fritsch stated that the first Sketch Plan for Landhope was submitted in December 2014 as a two-lot subdivision. The latest sketch plan shows 3-lot that is plenty enough acreage for what is proposed. He stated that they only have shown lots #2 and #3 because PennDOT needed to place this in their analysis and study for future traffic. The developer would like to submit a plan for 3 lots and leave lots #2 and #3 for future development either by the owner or a buyer and place a note on the plan that lots #2 & #3 will require land development at time of proposed development.

John Williams questioned if the subdivision would still have access to the property to the rear of the subdivision? Jim Fritsch stated “yes, the easements will be done.”

The Planning Commission was in agreement that they have no objections to a formal submittal for Landhope with a 3-Lot Subdivision with Lot #1 showing improvements and Lots #2 & #3 having notes that state a land development plan will be required for these two lots when ready to develop.

NEW BUSINESS

Mike Pia - Route #1 Economic Development Initiative Group

- Mr. Pia explained that Mr. Grabus has retired and he is now resuming where he left off. He asked questions regarding the Township's desires for development within the Route #1 Corridor. Debbie Kinney explained that the questions he was asking were already answered in great detail in a survey on May 28, 2015, and that she would forward them to him by e-mail.
- Mr. Pia thanked the Planning Commission for taking the time to speak to him and he will look forward to receiving the survey in the next few days.

Chapter 27 Zoning Ordinance - Review of Commercial Districts C1, C2, C3

Debbie Kinney stated that the Commercial District ordinance needs to be revisited. Currently mini-warehouses are located in the C-2 district and requires a Conditional Use Hearing, but are not mentioned in C-1 and C-3.

The Planning Commission discussed and concluded that the mini-warehouse use should be placed in all commercial districts. They agreed that the C-1 district should allow a mini-warehouse to be approved by a Conditional Use Hearing and districts C-2 and C-3 should be a use-by-right.

John Williams made a motion to recommend to the Board of Supervisors that mini-warehouses should be included in the C-1 district as a Conditional Use only and that it should also be included in the C-2 and C-3 Districts as a use-by-right. Seconded by John Walsh. All in favor. Motion Carried.

OLD BUSINESS

- NONE

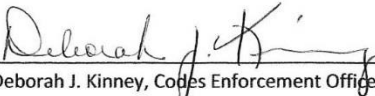
PUBLIC COMMENT

- None.

Adjournment

Larry Moran made a motion to adjourn at 8:30 p.m. Seconded by John Walsh. All in favor. MOTION CARRIED.

Respectfully Submitted,


Deborah J. Kinney, Codes Enforcement Officer