

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, April 27, 2017

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, April 27, 2017, at 7:30 p.m.

The following were in attendance:

Members:

John Williams, Chairman	P	Bill Lewis, Vice-Chairman	P
Larry Moran, Secretary	P	Joel Brown	P
Taylor Wilson	P	Jay Stout	P
Kevin Martin	P	Jake DeWees (Alternate)	A
Debbie Kinney, Zoning Officer/Secretary	P		

Public:

Jim Fritsch, Register & Assoc.	Charlie Delp	
Michael Buckland, Landhope Farms	Graham Delp	
	Judy Delp	

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

Larry Moran made a motion to approve the Planning Commission meeting minutes of March 23, 2017. Seconded by Jay Stout. All in favor. MOTION CARRIED. Kevin Martin and Joel Brown Abstained.

Subdivision & Land Development Plans

➤ **Landhope Realty, Co. - Preliminary Subdivision & Land Development Plan**

Mr. Fritsch, Register & Associates, spoke on behalf of the Landhope Realty, and stated that they are now proposing a 2-lot subdivision. He continued to state that they are asking for a waiver for Section 517.2.J(3) - *Requiring an access drive to be set back ten (10) feet minimum from any side and/or rear property lines.*

Kevin Martin questioned the gradient on access on lot #2. Mr. Fritsch stated that that it is a 3:1 slope and there are 1' contours on plan that drops about 10' on property that will not be utilized. He stated they are taking dirt from back lot (#2) and moving to the Landhope lot (#1).

Bill Lewis asked that given the access drop and the large trucks that will be utilizing the roadway, what will support their weight? Jim Fritsch stated that there will be an entirely new cross section for the new road.

Joel Brown asked if there will be a left turn onto Conner Road? Mr. Fritsch stated that there will be no left turn.

Kevin Martin asked concerning water drainage. Mr. Fritsch stated that there are many inlets on Route #10, Conner Road and loop roads that will pump down to the basin. All water drainage will go to Lot #2. Mr. Fritsch continued to state that the current plan shows that the stormwater management basin for Lot #2 is over managed, however, if and when it gets developed, the basin will be re-evaluated for capacity.

➤ **Lapp (Leroy K. & Malinda B.) Add-On Plan - 350 Calvary Road, Oxford, PA 19363**

After careful review of the add-on, the Planning Commission suggested that two easements be added to the plan for Mr. Zook to cross Mr. Lapp's property and another one for Mr. Lapp to cross Mr. Zook's property.

Bill Lewis made a motion to recommend the Leroy K. & Malinda B. Lapp Add-On Plan to the Board of Supervisors, contingent upon two easements being added to the plan to allow access for both parties. Seconded by Kevin Martin. All in favor. Joel Brown abstained.

NEW BUSINESS

- NONE

OLD BUSINESS

- NONE

PUBLIC COMMENT

➤ None.

Adjournment

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

Respectfully Submitted,



Deborah J. Kinney
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