

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes**

Thursday, May 25, 2017

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, May 25, 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	A	Jake DeWees (Alternate)	P
Debbie Kinney, Zoning Officer/Secretary	P		

**Public:**

Jim Fritsch, Register & Assoc.	Ed Fisher, Light-Heigel & Associates	
Graham Delp	Ron Kepler	
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 April 27, 2017. Seconded by Bill Lewis. All in favor. MOTION CARRIED.*

### Subdivision & Land Development Plans

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

The Planning Commission reviewed the comments made by the Chester County Planning Commission dated May 16, 2017, and the Township Engineer's review letter dated May 24, 2017.

Mr. Fritsch, Register & Associates, spoke on behalf of the Landhope Realty, and stated that they are asking for a waiver for *SALDO 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*. This is referenced in the SALDO and the Zoning sections 1104.B.(2)(c) of the Code of Ordinances. Ed Fisher stated that he passed this waiver onto the solicitor, who has the authority to waive the setback requirement. He further stated that if the Planning Commission recommends this waiver to the Board of Supervisors, they should consider the Lower Oxford Township's long range plan of connecting Conner Road to Baltimore Pike.

John Williams stated that he believes the access road should be lit. Jim Fritsch stated that the access drive will be lit for safety reasons.

Jim Fritsch stated that Lot #1 is larger than the required minimum and will be joint access for two properties.

### NEW BUSINESS

- NONE

### OLD BUSINESS

- NONE

### PUBLIC COMMENT

- Julie Brady asked if there would be a traffic light at Conner Road. Answer - Yes.  
➤ Julie Brady asked if any type of traffic study had been completed regarding the speed on Conner Road? Answer - No.

### Adjournment

*Larry Moran made a motion to adjourn at 8:00 p.m. Seconded by Jay Stout. All in favor. MOTION CARRIED.*

Respectfully Submitted,



*Deborah J. Kinney*  
Codes Enforcement Officer/Zoning Officer/BCO  
**Lower Oxford Township**  
220 Township Road • Oxford, PA 19363  
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367