

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Thursday, September 28, 2017

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, September 28, 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)	P
Debbie Kinney, Zoning Officer/Secretary	P		

Public:

Jim Fritsch, Register & Associates	Dennis McCartney, Landhope Realty Co.	
Mike Buckland – Landhope Realty Co.	Julie Brady	
Charlie 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

Joel Brown made a motion to approve the Planning Commission meeting minutes of July 27, 2017. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Subdivision & Land Development Plans

Landhope Realty

Debbie Kinney received revised plans from Register and Associates on September 20, 2017. The Planning Commission reviewed the Engineer's review letter dated September 27, 2017. Mr. Fritsch presented the following waivers to the Planning Commission to consider for approval:

Section 511.1.D(6)(h)

Kevin Martin made a motion to recommend approval of a waiver for §511.1.D(6)(h) requiring twenty (20) feet setback for basins from right-of-way to the Board of Supervisors for approval. Seconded by Bill Lewis. All in favor. MOTION CARRIED.

Section 517.2.J.(3)

John Williams made a motion to recommend approval of a waiver for §517.2.J.(3) requiring an access drive to be set back ten (10) feet minimum from a side property line to the Board of Supervisors for approval. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Section 306.1.J.(3)

Kevin Martin made a motion to recommend approval of a waiver for §306.1.J.(3) requiring the infiltration faculty to completely drain within 72 hours from the end of the design storm to the Board of Supervisors for approval. Seconded by Jay Stout. All in favor. MOTION CARRIED.

Section 309.1

Larry Moran made a motion to recommend approval of a waiver for §309.1 allowing the use of the rational method for runoff rates to the Board of Supervisors for approval. Seconded by Jay Stout. All in favor. MOTION CARRIED.

Section 310.2

John Williams made a motion to recommend approval of a waiver for §310.2 requiring a minimum one foot of freeboard for the infiltration berms to the Board of Supervisors for approval. Seconded by Jay Stout. All in favor. MOTION CARRIED.

Section 311.3.1.A(2)(c)

Bill Lewis made a motion to recommend approval of a waiver for §311.3.1.A(2)(c) requiring a maximum loading ratio of 8:1 for the total drainage area to the Board of Supervisors for approval. Seconded by Larry Moran. All in favor. MOTION CARRIED.

John Williams made a motion to recommend approval of the Landhope Realty Preliminary Subdivision and Land Development Plan to the Board of Supervisors for approval. Seconded by Larry Moran. All in favor. MOTION CARRIED.

NEW BUSINESS

- Zoning Hearing Application - Steve Menasion, Sr. - 700 Bethel Road, Oxford, PA
Mr. Menasion is seeking a variance of 13.5' from setback. He needs 65' from center-of-road plus 13.5' additional for right-of-way. The owner claims that the topography of the property is creating a hardship to place any accessory structures due to the steep slopes.

Bill Lewis made a motion that the Planning Commission is in favor of this request to the Zoning Hearing Board. Seconded by Larry Moran. All in favor. MOTION CARRIED.

OLD BUSINESS

➤ NONE

PUBLIC COMMENT

➤ NONE

Adjournment

Bill Lewis made a motion to adjourn at 8:18 p.m. Seconded by Larry Moran. All in favor. MOTION CARRIED.

Respectfully Submitted,



Deborah J. Kinney
Codes Enforcement Officer/Zoning Officer/BCO
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