

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes**

Thursday, April 26, 2018

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, on Thursday, April 26, 2018, at 7:30 p.m.

The following were in attendance: John Williams, Chairman; Larry Moran, Secretary; Joel Brown; Julie Brady; Debbie Kinney, Acting Secretary; and one member of audience.

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

- John Williams welcomed Mrs. Julie Brady aboard as the Township's newest Planning Commission Member.

PUBLIC COMMENTS

- None.

APPROVAL OF MEETING MINUTES

*Joel Brown made a motion to approve the Planning Commission meeting minutes of February 22, 2018. Seconded by Larry Moran. MOTION CARRIED. Julie Brady abstained.*

SUBDIVISION & LAND DEVELOPMENT PLANS -ITEMS TO BE DISCUSSED

- **Israel Smoker 2-lot Subdivision - 225 Whiteside Drive, Oxford, PA 19363**  
48-acre parcel to be split into 2 lots. Israel Smoker to purchase 11.3-acre parcel. The remaining tract to be retained by current owners (Hostetter) as Ag property.

A Sewage Facilities Planning Module Component 4A was submitted to the Planning Commission for their review at the February 22, 2018, regular meeting. Chester County Health Department (Component 4C) and Chester County Planning Commission (Component 4B) have been received.

*John Williams made a motion to approve Component 4A for the Smoker/Hostetter 2-Lot Subdivision. Larry Moran seconded the motion. Joel Brown abstained. MOTION CARRIED.*

- **Hostetter-Esh Subdivision - 225 Whiteside Drive, Oxford, PA 19363**  
Proposed 2 Lots & 2 Add-on Lots. Remaining lands of Hostetter, Continuation of Smoker Subdivision.

Ed Jefferis, Concord Land Planners, stated that a cul de sac has been added so that there will be access to all three lots. He stated that there will be a note added on the revised plan that if any one of the four lots becomes commercial that this cul de sac must be upgraded to a road. Joel Brown stated that the drive to the road must be built to Township standards when it is proposed. It also should be recorded on the plan that the owners involved in the three properties have agreed to it.

#### NEW BUSINESS

- **Billy Smith - 111 Township Road, Oxford, PA 19363 - Zoning Hearing Board Application**

Mr. Smith would like to join the space between his house and garage as living space. This would cause the combined house and garage to be non-conforming by 10' to the side property line. Mr. Smith is seeking a variance to proceed with construction.

The Planning Commission made the following comments regarding the Smith Zoning Hearing Board application:

*Joel Brown, Larry Moran, and Julie Brady state that they have no objections to the variance. John Williams is opposed to it.*

- **Zavala - 2000 Baltimore Pike, Oxford, PA 19363 - Conditional Use Application**

Mr. Zavala is seeking approval for a proposed use of "Compost Processing." The present use of the property is "Compost Aging."

The Planning Commission made the following comments regarding the Zavala Conditional Use application:

- Julie Brady asked about the increased traffic this may cause and highway safety due to its location. She also inquired regarding the type of composting: Is this spent mushroom soil or fresh compost?
- Joel Brown stated that an accel or decal lane may be warranted.

#### OLD BUSINESS

- None

#### PUBLIC COMMENT

- None

#### Adjournment

*Larry Moran made a motion to adjourn at 8:26 p.m. Seconded by Joel Brown. All in favor. MOTION CARRIED.*

Respectfully Submitted,

Deborah J. Kinney  
Acting Secretary