

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes**

**Thursday, April 28, 2022**

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, PA 19363 on Thursday, April 28, 2022, at 7:30 p.m.

The following were in attendance: Chairman, John Williams; Vice-Chairperson, Julie Brady; Secretary, Larry Moran; Joel Brown; Taylor Wilson; Alonzo Shoemaker; Recording Secretary, Deborah Kinney; Solicitor, Winifred Moran-Sebastian and five guests.

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

Chairman, John Williams, led the Pledge of Allegiance to the Flag and a moment of silence.

Mr. Williams called for recognition of those asking to appear on the agenda. There were none.

Mr. Williams called for public comments. There were none.

*Mr. Brown moved to approve the Planning Commission meeting minutes of March 24, 2022. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.*

**SUBDIVISION & LAND DEVELOPMENT PLANS:**

**Glenroy Farm, LP - 2-Lot SD - 401 Glenroy Road, Nottingham, PA - 56-7-69 & 56-12-1**

George Asimos, applicant's attorney, presented the Glenroy 2-Lot Subdivision to the Planning Commission. Mr. Asimos explained that there are 219 acres in a conservation easement and 500 acres is owned by the Brandywine Conservancy and the Oxford Foundation.

The Planning Commission had a concern with the middle property being landlocked. There is no access shown on the plan. Mr. Williams explained to the applicant and their attorney, that a non-conforming property must be made conforming once a subdivision and/or land development is submitted. The Planning Commission would like to see the East Nottingham portion of the plan to gain a better understanding of where the access to the middle property is located, if any.

An additional concern is that both parcels where the lot add-on transfer is occurring have the same deed reference and two different tax parcel numbers.

*Mr. Moran moved to approve a waiver of concrete monuments at the perimeter corners contingent upon removing the word "temporary" on Note #18 on the plan. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.*

**ORDINANCE REVIEW**

The Planning Commission reviewed various ordinance updates with regards to the R-1 Zoning District and definitions with the Township Solicitor, Winifred Moran-Sebastian.

Next meeting on May 26<sup>th</sup> the Planning Commission will discuss the R-2 Zoning District.

**ADJOURNMENT**

*Mr. Brown made a motion to adjourn at 9:00 p.m. Mr. Moran seconded the motion. All in favor.  
MOTION CARRIED.*

Respectfully Submitted,

A handwritten signature in cursive script that reads "Deborah J. Kinney".

Deborah J. Kinney  
Recording Secretary