

**LOWER OXFORD TOWNSHIP
PLANNING COMMISSION
Meeting Minutes**

Monday, November 21, 2022

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, PA 19363 on Monday, November 21, 2022, at 7:30 p.m.

The following were in attendance: Chairman, John Williams; Vice-Chairperson, Larry Moran; Taylor Wilson; Joel Brown; Alonzo Shoemaker; Recording Secretary, Deborah Kinney; Solicitor, Winifred Moran-Sebastian; and three 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. Moran moved to approve the Planning Commission meeting minutes of October 27, 2022. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.

SUBDIVISION & LAND DEVELOPMENT PLANS:

Sketch Plan - 2005 Baltimore Pike, Oxford, PA - 56-8-43.3 - 54.8 Acres - 7 Lot Subdivision & LDP

Matthew Yates was in attendance with his Engineer, Tom Schreier (Hillcrest Engineering), to discuss his sketch plan for an industrial/commercial park located in the C-2 Zoning District at 2005 Baltimore Pike. Mr. Schreier presented the following information to the Planning Commission:

- The developer would like to complete the plan for each lot in separate phases as the lots are sold or leased.
- The developer will hook-up to public sewer.
- The developer would like to hook-up to public water, however, in their discussion with Chester Water Authority, the water line would need to run over one mile to get to their site. The line would also need to pass through another property and Chester Water Authority has stated that they will not run a water main through an easement.
- Currently obtaining a conservation easement due to a PNDI finding of bog turtles.
- Currently in discussions with PennDOT regarding the highway occupancy permit. Mr. Schreier stated that a TPD conducted a traffic study a few years ago at the site and they have reached out to work with them.

Mr. Brown asked Mr. Yates if he would still be interested in hooking up to public water if Chester Water was closer to them. Mr. Yates stated that he would consider it. Mr. Yates further stated that the cost to run the line from where it is now is exorbitant.

Ms. Sebastian stated that the Township could not approve a subdivision and land development plan for seven lots that have no road frontage. There is no way of determining what the lots will be used for in the future. She suggested that they wait for each lot to be sold or leased and then submit a land development plan to the Township for approval for each particular use.

NEW BUSINESS

None.

ORDINANCE REVIEW

The Planning Commission reviewed and discussed zoning ordinance updates with the Township Solicitor, Winifred Moran-Sebastian.

ADJOURNMENT

Mr. Moran made a motion to adjourn at 9:11 p.m. Mr. Shoemaker seconded the motion. All in favor. MOTION CARRIED.

Respectfully Submitted,



Deborah J. Kinney
Recording Secretary