

**LOWER OXFORD TOWNSHIP  
PLANNING COMMISSION  
Meeting Minutes  
Thursday, January 25, 2024**

The Re-Organizational Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, PA 19363 on Thursday, January 25, 2024, at 7:30 p.m.

The following were in attendance: Chairman, John Williams; Vice-Chairperson, Julie Brady; Secretary, Larry Moran; Members: Joel Brown; Taylor Wilson; Alonzo Shoemaker; Robert McMahan; and Recording Secretary, Deborah Kinney; and six guests.

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

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

*Mr. McMahan moved to appoint Ms. Kinney as temporary Chairperson. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.*

Ms. Kinney called for nominations for 2024 Chairman of the Board.

*Mr. McMahan moved to appoint Mr. Williams as Chairman of the Board. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.*

*Mr. Moran moved to appoint Ms. Brady as Vice-Chairperson of the Board. Mr. McMahan seconded the motion. All in favor. MOTION CARRIED.*

*Ms. Brady moved to appoint Mr. Moran as Secretary of the Board. Mr. McMahan seconded the motion. All in favor. MOTION CARRIED.*

*Mr. McMahan moved to approve the fourth Thursdays of every month for the Planning Commission Members to meet except November and December which will be held on the third Monday of the month due to the holidays. Ms. Brady seconded the motion. All in favor. MOTION CARRIED.*

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**Regular Meeting**

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Chairman Williams called for public comments concerning items on the agenda. There were none.

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

*Ms. Brady moved to approve the Planning Commission meeting minutes of November 20, 2023. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.*

**SUBDIVISION & LAND DEVELOPMENT PLANS:**

David & Ruth King - 593 Bethel Road, Oxford, PA 19363

*Mr. Moran moved to recommend the David & Ruth King 2-Lot Subdivision Plan located at 539 Bethel Road, Oxford, PA 19363, further identified by Tax Parcel No. 56-7-10 to the Board of Supervisors for approval. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.*

**NEW BUSINESS**

**Concept Plan - 469 Limestone Road, Oxford, PA 19363 - 2-Lot Subdivision and Land Development**

Mr. Swiernik, David Miller Associates, presented a two-lot subdivision and Land Development Concept Plan to the Planning Commission for a geoprobe business located at 469 Limestone Road, Oxford, PA. The following comments were discussed regarding the project:

- The proposed land development plan meets the area and bulk requirements.
- The first proposed building on the lot where the cell tower is located will be for future commercial use that will require a conditional use hearing due to a second use proposed on the property.
- There is a possibility of moving the building on the first lot forward to have additional parking space in the back which will also allow for more space from the existing cell tower.
- The buildings proposed on each lot will not exceed the 35' maximum height requirement.
- Tractor trailer traffic will be a one-way in and a one-way out.
- The developer will touch base with the cell tower owner as to what to expect in case of a cell tower collapse.
- Will verify with Township Engineer if screening will be required because it abuts the commercial golf course.

**ADJOURNMENT**

*Mr. Moran made a motion to adjourn at 8:11 p.m. Mr. McMahon seconded the motion. All in favor. MOTION CARRIED.*

Respectfully Submitted,



Deborah J. Kinney  
Recording Secretary