

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

The Regular Meeting of the Lower Oxford Township Planning Commission was held at the Township Building, 220 Township Road, Oxford, Pennsylvania, on Thursday, July 25, 2024, at 7:30 p.m.

The following were in attendance: Chairman, John Williams; Vice-Chairperson, Julie Brady; Secretary, Larry Moran; Members: Bill Lewis; Joel Brown; Alonzo Shoemaker; and Recording Secretary, Deborah Kinney; and one guest.

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.

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 July 25, 2024. Mr. Moran seconded the motion. All in favor. MOTION CARRIED. Mr. Williams abstained.

SUBDIVISION & LAND DEVELOPMENT PLANS

JOHN S. & MARY S. LAPP - 3-LOT SUBDIVISION - 387 ELKDALE ROAD, LINCOLN UNIVERSITY, PA 19352 - 9.9 ACRES LOCATED IN LOWER OXFORD TOWNSHIP AND 105 ACRES LOCATED IN EAST NOTTINGHAM TOWNSHIP

Mr. Lewis moved to recommend approval of the Sewage Facilities Planning Module Component 4A for John S. & Mary S. Lapp 3-Lot Subdivision located at 387 Elkdale Road, Lincoln University, Pennsylvania, 19352 further identified by Tax Parcel No. 56-10-11. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.

Mr. Brown moved to recommend to the Board of Supervisors that Lower Oxford Township waive their review of Subdivision & Land Development for John S. & Mary S. Lapp 3-Lot Subdivision located at 387 Elkdale Road, Lincoln University, Pennsylvania, 19352 further identified by Tax Parcel No. 56-10-11 and allow East Nottingham Township to conduct the subdivision review. Mr. Moran seconded the motion. All in favor. MOTION CARRIED.

BEILER - 2-LOT SUBDIVISION - 212 W. BRANCH ROAD, OXFORD, PA 19363 - TAX PARCEL 56-9-24

Lower Oxford Township is in receipt of a 2-lot subdivision for Lizzie Beiler located at 212 W. Branch Road, Oxford, Pennsylvania 19363. A letter was received from the Pennsylvania Department of Environmental Protection dated June 25, 2024, that determined no planning modules are required for this project. The Planning Commission made no recommendations at this time until a review letter is received from the Chester County Planning Commission and the items are addressed in the Township Engineer's review letter dated July 24, 2024.

NEW BUSINESS

AJE HOLDINGS, LLC - 275 WHITESIDE DRIVE, OXFORD, PA 19363 - CONDITIONAL USE HEARING APPLICATION

Ms. Kinney stated that the Township is in receipt of a Conditional Use Hearing application in which AJE Holdings, LLC, is seeking approval for a Conditional Use under Section 27-9A00.18.L subject to the requirements found in Section 27-1202 Use Regulations for a light limited industrial use in the form of a sawmill which will produce wood shavings, sawdust, woodchips, lumber and wood products. The hearing is scheduled for Monday, August 12, 2024, at 6:00 p.m.

Mr. Lewis moved to recommend approval of the Conditional Use application for AJE Holdings, LLC, at 275 Whiteside Drive, Oxford, Pennsylvania 19363, with the contingency that all finished products must be stored inside, and any waste by-products be stored under roof and removed in a timely manner. Mr. Brown seconded the motion. All in favor. MOTION CARRIED.

ADJOURNMENT

*Mr. Brown made a motion to adjourn at 8:07 p.m. Mr. Lewis seconded the motion. All in favor.
MOTION CARRIED.*

Respectfully Submitted,



Deborah J. Kinney
Recording Secretary