

UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
FEBRUARY 6, 2017

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Monday, February 6, 2017.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Ronald Ragan, township engineer and township secretary, Jane Daggett.

Others present: Scott Rugen, Ed Jefferis, Matt Brubaker from Red Barn Consulting, Mike and Judy DeGeiso, Howard Reyburn, Bill Hovis and Charles Fleischmann.

MINUTES – Motion was made by Elizabeth Randolph, seconded by Sam Reyburn and carried to approve the January 5, 2017 Minutes. MOTION CARRIED.

PENNS GROVE HOLDING LLC (Brandywine Septic) This Land Development Plan was presented by Ed Jefferis of Concord Land Planners. The Township has received signed and notarized plans. We are still waiting for the adequate letter from Chester County Conservation District. Final plans will not be able to be signed or approved until the NPDES permit is approved. A formal lighting plan was discussed by the Planning Commission members and Mr. Jefferis. At last month's meeting, Mr. Jefferis informed the Planning Commission that the applicant was providing lighting for safety and security measures. It was agreed upon that a waiver would be requested from a formal lighting plan. Section 624 of the SALDO.

Motion was made by Elizabeth Randolph, seconded by Sam Reyburn and carried to recommend to the Board of Supervisors that they accept the waiver that requires the land development plan to submit a formal lighting plan. MOTION CARRIED.

Motion was made by Dave Underwood, seconded by Sam Reyburn and carried recommending to the Board of Supervisors that Preliminary Approval be given to the Penns Grove Holding, LLC, Land Development Plan contingent upon the applicant receiving an adequate letter from Chester County Conservation District. MOTION CARRIED.

BEN FISHER LAND DEVELOPMENT PLAN – This plan was presented by Matt Brubaker of Red Barn Consulting. Mr. Fisher is proposing a dairy barn structure, feed center and 4 silos. Mr. Fisher and the Conservation District in conjunction with Mr. Fisher's brother are working on a waterway. We received notification of application for a NPDES permit and received reviews from Chester County Planning Commission and also review by our engineer, Ragan Engineering. The applicant is seeking waivers from the following:

- Section 405 – Preliminary Plan Submission
- Section 505 – Impact Studies
- Section 617.A – Survey monuments locations
- Section 308.A – 2 year development design to one year
- Section 402.B – plan scale
- Section 402.b.18.c.i – Storm Water management easement, bearings and distances.

Ron Ragan confirmed with the Township Solicitor that the blanket easement notation is correct. Planning Commission members has some questions regarding water studies, average size of herd and pound of milk they produce per day and estimate of water consumption of the herd per day. Matt Brubaker will gather data regarding milk production and water consumption and send to the township. The Planning Commission will act on the waiver next month.

ADJOURNMENT – Motion was made by Dave Underwood, seconded by Elizabeth Randolph and carried unanimously to adjourn at 8:15 P.M.

Respectfully submitted.

Jane Daggett, Secretary

