

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION**  
**APRIL 3, 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, April 3, 2017.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr and Jane Daggett, Secretary.

Others present: Scott Rugen, Denise Rugen, Howard Reyburn, Henry and Martha Detering

The meeting was called to order at 7:00 P.M. by the Chairman, Karl Herr.

MINUTES – Motion was made by Harold Bryson, seconded by Elizabeth Randolph and carried to approve the March 6, 2017 Minutes. MOTION CARRIED.

BEN FISHER – DAIRY OPERATION – LAND DEVELOPMENT PLAN. – A list of waiver that the applicant was seeking was presented to the Planning Commission at the February 6, 2017 meeting. These waivers were discussed but not acted upon. Motion was made by Harold Bryson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that the following waivers be granted conditioned upon the applicant receiving an adequate NPDES permit letter.

- Section 405 – Preliminary Plan Submission -
- Section 505 – Impact Studies (this is an agricultural project)
- Section 617.A – Survey Monuments locations (place only one monument and note other found iron pins)
- Section 308.A – Post Development Peak Flow Rates Reduced to Pre-development Peak Flow Rates
- Section 402.5 – Plan Scale
- Section 402.b.18.c.i – Storm Water Management Easement, Bearings and Distances.

INTERNATIONAL PROPERTY MAINTENANCE CODE – Copies were handed out to each member. The Board of Supervisors discussed in general terms but have not decided if it will be applied to residential only or agriculture also. The Zoning Officer stressed that this would provide a much needed tool to combat situations in the township that are in disrepair. Presently, the Township has nothing to address these problems. The Planning Commission would like a list from the Zoning Officer with the areas of his concerns and would like him to attend either a work session or a Planning Commission meeting.

SPRING CONFERENCE – Scott Rugen attended a work session at the spring conference where Brandywine Conservancy produced a model overlay ordinance regarding riparian buffer. The Township will be responsible to improve, protect and replenish every stream in our township or will be fined by DEP. After the Board of Supervisors review this sample ordinance, they will make copies for the Planning Commission for review.

HENRY AND MARTY DETERING – Voiced concerns about the clear cutting of trees and runoff to the stream on the former Fortugno property. Mrs. Detering sent a letter to Chester County Conservation District requesting they monitor the timber plan and conservation plan on the Fortugno property. Their main concern is that logging and future tillage is planned for the steep slope of the east branch of the Big Elk Creek. Upper Oxford Township also sent a letter to the Conservation District requesting copies of the E & SPC plan and what measures the Conservation District will take to prevent the erosion. We are still waiting a reply from Chester County Conservation District.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson and carried unanimously to adjourn at 7:40 P.M.

Respectfully submitted,

Jane Daggett, Secretary