

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
JUNE 4, 2012**

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:30 PM on Monday, June 4, 2012.

Members present: Christine Nibouar, Sam Reyburn, David Underwood, Karl Herr and Ron Ragan, township engineer

Others present: Jane Daggett, Secretary, Scott Rugen, Charles Fleischmann, Betsy Huber, Ed Jefferis and Frances Reyburn

The meeting was called to order by the Chairman, Christine Nibouar at 7:30 PM.

MINUTES – Motion was made by Karl Herr, seconded by Dave Underwood and carried to approve the May 7, 2012 Minutes. MOTION CARRIED.

REMO TOTO – FINAL LAND DEVELOPMENT PLAN – The township engineer submitted his review of the plan. He added a truck turning templates. Additionally, the Board of Supervisors requested that the plans be forwarded to Union Fire Company #1 for review regarding the truck turnaround area. The plans are not signed or notarized at this time but will be for final approval. A Performance Guarantee will need to be put in place also. The storm water and E & S issues were addressed on the Preliminary Plan. Ron Ragan also modified the Sewage Operation Agreement to include the one type of system which is allowed to be used.

Motion was made by Karl Herr, seconded by Sam Reyburn and carried to approve the Remo Toto Final Land Development Plan contingent on approval from the Union Fire Company being satisfied with the turn around area. MOTION CARRIED.

LINDA PIERCE – 2 Lot Subdivision and Land Development Plan – Christine had a concern regarding where the driveway goes in. Ed Jefferis stated that it is a ROW and will not affect anything. The applicant is asking for waivers from the subdivision ordinance:

- Section 401.B.2 – Preliminary and Final Approvals - skip preliminary approval and go to final plan
- Section 501.M – Approval from CCCD - requesting that Chester County Conservation District does not need to review the plan
- Section 505 – Impact Studies - waiver from doing an Impact Study
- Section 617 – Survey Monuments - waiver from placing monuments

We are waiting for Chester County Health Department approval. Additionally, Ed Jefferis will re-design the area regarding the storm water calculations. Sewage Planning Modules will also need to be approved and forwarded to DEP.

FRANCIS AND FRANCES SHARON – Add-on plan. Lower Oxford Township is processing this plan. The plan has been approved by Lower Oxford's Planning Commission and will go before their Supervisors on June 13, 2012. After their approval, it will need to come before our Board.

MULTIMUNICIPAL MEETING – Is scheduled for Wednesday, June 6, 2012 at the Herr's Visitor Center.

ADJOURNMENT – There being no further business, motion was made by Dave Underwood, seconded by Karl Herr and carried to adjourn at 8:00 P.M.

Respectfully submitted,

Jane Daggett, Secretary