

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JUNE 5, 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, June 5, 2017.

Members present: Elizabeth Randolph, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr, Ron Ragan, township engineer and Jane Daggett, township secretary.

Others present: Scott Rugen, Howard Reyburn, Frances Reyburn and Mike DeGeiso

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 Dave Underwood and carried to approve the May 1, 2017 Minutes. MOTION CARRIED.

HOWARD REYBURN – LAND DEVELOPMENT PLAN – All fees have been paid and plans have been forwarded to Chester County Planning Commission and Ron Ragan, township engineer, for review. Howard was present to answer questions regarding this land development plan. The plan calls for two swine barns to house 2,400 heads in each barn. There will be about 8 feed bins and anticipated water usage is approximately 5,000 gallons per day per barn. This will be a feeder to finisher program. Manure storage will be under the barns and will have a 9 month storage capacity. A manure management plan will be filed with Chester County Conservation District and DEP. Additionally a NPDES permit is required. An existing conservation plan is presently in effect. Questions regarding truck traffic was answered by Howard. More trucks will be going out because the swines will be bigger. The time frame from feeder to finishes is approximately four months. Ron Ragan, township engineer will comment in his review letter regarding a gravel pad for trucks to maneuver around.

FLOOD PLAIN ORDINANCE – Ron Ragan, township engineer, forwarded the draft copy of the Flood Plain Ordinance to the Solicitor and is waiting his comments. This ordinance will replace the current ordinance. Questions were raised referencing Page 13, Uses by Special Exception and Page 22, regulations. Permits received from DEP is adequate coverage. Ron will check with the Solicitor if the Township is allowed to require a conservation plan. The “Acreage Law” states what municipalities can do. The deadline for this completion is September 29, 2017. We must submit to the County by the end of July.

Motion was made by Karl Herr, seconded by Dave Underwood and carried that the Upper Oxford Township Planning Commission has approved, reviewed and discussed the draft Flood Plain Ordinance and will be satisfied with Ron Ragan reviewing the ordinance after the Solicitor’s comments and recommends forwarding the ordinance to the Board of Supervisors. MOTION CARRIED.

RIPARIAN BUFFERS – This was discussed again briefly. Sung Ah Byun of Brandywine Conservancy informed the Supervisors that grant money is available for the technical side of this. Ron Ragan thought we should take advantage of this office. Starting point would be at a work session where we could have the Conservancy attend. Howard Reyburn suggested working within the Crep Program which is voluntarily. Scott questioned on how we would handle properties not qualified for “CREPS”. Scott will arrange for the Brandywine Conservancy to attend one of our work sessions.

WEED ORDINANCE - It was agreed that we would pass this along to the Board of Supervisors with the changes that were made previously by the Planning Commission.

PROPERTY MAINTENANCE CODE – Scott Rugen will check with the Zoning Officer, William Beers to see what updates he thinks is necessary. Resident, Mike DeGeiso questioned agriculture vs. residential.

AGRICULTURAL SECURITY 7 YEAR REVIEW – Will be acted upon at the July meeting.

SCOTT RUGEN – informed the Planning Commission that he has applied for a Zoning Variance for his property. Scott would like to erect a 20 x 30 ag accessory building.

ADJOURNMENT – There being no further business, motion was made to adjourn at 8:30 P.M.

Respectfully submitted,

Jane Daggett
Secretary