

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
NOVEMBER 1, 2010**

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Russellville, PA at 7:30 P.M. on Monday, November 1, 2010.

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

Others: Jane Daggett, secretary, Scott Rugen, Charles Fleischmann, Betsy Huber, Frances Reyburn, Fran and Frannie Sharon, Bill and Karen Hovis, John Gaadt, Alice and Robert Fling and Ed Jefferis along with Unionville Equine Center representatives

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

MINUTES – Motion was made by Dave Underwood, seconded by Karl Herr and carried to approve the October 4, 2010 Minutes. MOTION CARRIED.

UNIONVILLE EQUINE CENTER LAND DEVELOPMENT PLAN – Ed Jefferis, representing Unionville Equine Center was on hand to present a land development plan. The center would like to expand their existing facility, remove the existing barn and replace it with a new clinic and a proposed indoor arena. The land development plan would need reviewed by DEP and Chester County Conservation District and a NPDES permit would be required. One of the veterinarians from the center informed the planning commission that the plans for the arena have been scratched at this time. Ron Ragan discussed the need for a special exception since our ordinance has changed and also if this is a non-conforming use. Ron will contact the township solicitor for his opinion on this matter and report back to the planning commission members next month.

LUKE ALLEN – Add-on Plan on Muddy Run Road – Ed Jefferis presented this plan to the planning commission. Mr. Allen would like to add 6/10th of an acre to approximately 9 acres which would give him a lot size of approximately 10 acres which would be a permitted building lot. Ron discussed with the planning commission members, page 30, Section 402.A, Minimum Lot Size, Item 1.b. in the Zoning Ordinance. This will also need to go to the township solicitor for an opinion.

JOHN GAADT – S.A.V.E./pipeline – Mr. Gaadt is an Environmental Land Use Planner representing S.A.V.E. who obtained a tax grant because of the Sparrows Point Pipeline Project. Mr. Gaadt stated that S.A.V.E.'s purpose is to provide outreach and education to the townships that will be affected by the pipeline. The group evaluated what could potentially happen in Chester County because of the pipeline and has put together four ordinances geared toward safety of the residents.

1. Surface land uses affiliated with pipelines.
2. Street opening standards (providing for the regulation of street openings, installations and driveways)
3. Standards for new development in proximity to pipelines
4. Revisions to municipal comprehensive plans

Mr. Gaadt is working with seven other municipalities which will be affected by the pipeline. Mr. Gaadt was questioned if this was addressed at the Regional Planning Commission meetings yet. It would need to be presented to that group and would eventually need to be adopted by the municipalities. Mr. Gaadt also stressed that the ordinances presented are only suggestions. Each ordinance would need to be tailored to the individual township. S.A.V.E. would like the townships to consider adopting these ordinances. Mr. Gaadt stated that he could be available to talk to the Regional Planning group and also that S.A.V.E. has applied for more grant money. He informed the commission that the Sparrows Point project is still in the planning phase.

REGIONAL PLANNING – Karl Herr attended the last meeting and informed the planning commission that the Regional Planning discussed economics and agriculture and smoothed out issues which were previously discussed.

ADJOURNMENT – There being no further business, motion was made by Karl Herr, seconded by Dave Underwood and carried to adjourn at 8:30 P.M.

Respectfully submitted,

Jane Daggett
Secretary