

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
DECEMBER 6, 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, December 6, 2010.

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

Others: Jane Daggett, secretary, Scott Rugen, Betsy Huber, Frances Reyburn, Luke Allen, Ed Jefferis and Unionville Equine Center representatives

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

MINUTES – Dave Underwood mentioned that last month’s minutes regarding Luke Allen should read:
“Mr. Allen would like to add approximately 9 acres to the 6/10th acre property”.

Motion was made by Karl Herr, seconded by Dave Underwood and carried to approve the November 1, 2010 Minutes as corrected. MOTION CARRIED.

LUKE ALLEN – Add-on Plan on Muddy Run Road presented by Ed Jefferis – Last month the question of the use of the property for ag was brought up. The engineer contacted the solicitor who recommended that the 10 acre lot be deed restricted along with the remaining lands. Ed Jefferis stated that they are not creating a new unit, but adding to adjoining property. The solicitor and Ron Ragan agreed that Mr. Allen can do what is proposed under Section 402.C1.C.xiii of the Zoning Ordinance. Other concerns brought up were: If the entrance to the large lot conforms to zoning. Ed Jefferis informed the commission that the entrance is just a back up access in case of emergency and the main access has sufficient frontage. There was discussion regarding having Mr. Allen deed restrict the properties.

Motion was made by Christine Nibouar to approve the plan and to include a condition that a deed restriction be recorded against both tracts prohibiting them from further subdivision and limiting their use to agricultural operations. The members voted as follows: Christine – Yea; Sam – No; Dave – Yea, Harold – No; and Karl – No. The Motion did not pass.

Motion was made by Karl Herr, seconded by Harold Bryson and carried to approve the Luke Allen – Add-On Plan on Muddy Run Road as presented. Christine – No; Sam – Yea; Dave – No; Harold – Yea and Karl – Yea. MOTION CARRIED.

UNIONVILLE EQUINE CENTER – LAND DEVELOPMENT PLAN – Ed Jefferis informed the commission that Unionville Equine Center was granted a special exception in 1993. Additionally, the township received comments from Chester County Conservation District with concerns that will need to be addressed and notes that will need to be put on the plans. Karl Herr questioned how the manure will be managed. It will be hauled away. Frances Reyburn requested if it was possible for the Historic Commission to take pictures before any old buildings would be taken down. Ed will schedule something.

MEETING DATES – The 2011 meeting dates were reviewed. The January meeting will be held January 3rd at 6:30 P.M.

ADJOURNMENT – Motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 8:10 P.M.

Respectfully submitted,

Jane Daggett
Secretary