

**UPPER OXFORD TOWNSHIP  
FEBRUARY 22, 2010**

The Upper Oxford Township Board of Supervisors held an advertised work session at the township building, 1185 Limestone Road, Russellville, PA on Monday, February 22, 2010 at 7:00 P.M.

PRESENT:       Betsy E. Huber  
                  Charles Fleischmann  
                  Scott A. Rugen

OTHERS:       Jane Daggett, secretary, Ron Ragan, township engineer, Christine Nibouar and Karl Herr, Planning Commission members

ZONING ORDINANCE – Definitions along with a map change were discussed. We will have the solicitor review the map changes. The township received a review letter from Chester County Planning Commission which was discussed.

Definition of sidewalk should be the same as the SALDO

                  Sidewalk. A paved area, paralleling and separate from the cartway of a street used for pedestrian activity.

Page 17 – fix spacing

Page 20 – Plan Major, B – change “arc” to “are”

                  B. A proposal in which public improvements are proposed; and

Section 1701.G

                  Flood lighting on any sign shall be arranged so that the source of light is not visible nor glare is detectable from any property line or vehicular access, and that lighting of the sign shall be oriented towards the ground.

Section 1428.B the word “Spend” should read “Spent”

                  4. Design and Operation of Preparation of Mushroom Substrate Processing of Spent Mushroom Substrate, or Commercial Composting Operations.

Section 1709.B.9

                  Off-premises real estate signs, no greater than four (4) square feet in area, shall be permitted under an annual permit issued to a realtor or broker. Off-premises real estate signs may be erected after noon on Friday and must be removed by noon on Monday. An annual permit fee of \$500 will be used to cover the cost of removing signs in the event they are erected before noon on Friday or remain after noon on Monday. Twenty-five (\$25.00) shall be deducted from the annual permit fee for each sign that must be removed to cover the township’s cost for associated with the sign removal. If the annual fee drops below \$200, the realtor or broker must replenish the fee to \$500.

Lot, Interior (flag) – add

                  This definition does not give an applicant the right to create a so-called flag lot.

Street, Marginal Access – A minor street, parallel and adjacent to major traffic streets, providing access to abutting properties and limiting the number of intersections with the major traffic street.

Street, Private. A street constructed to public street standards, but not offered for dedication or duly accepted by the Board of Supervisors as a public street.

Minerals. Any aggregate or mass of mineral matter, whether or not coherent. The term includes but is not limited to water, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.

Bed and Breakfast – Will inform Chester Co. Planning Commission to refer to Section 801.A.5.

Billboard – Only one billboard shall be permitted on a lot existing on the date of the adoption of this ordinance.

Section 1424.B – change format.

Basement – A level, enclosed area partly or completely below grade, provided no more than one-third of the perimeter walls are five (5) feet or more above grade and if the net area of the door and window openings is at least equal to ten (10) percent of the enclosed floor area.

Sedimentation Erosion Control Plans – A plan required by Federal, State and Local Agencies for controlling surface water runoff from non-agricultural earth disturbances so that it will prevent erosion, flooding and/or any other adverse effects associated with the earth disturbance.

Section 1701.1. No sign, except removable political signs and temporary removable yard or garage sale signs and hunting, fishing and trespassing signs shall be placed on any tree, or upon rocks or natural features. No sign shall be placed on a utility pole.

ADJOURNED at 9:30 PM.

Respectfully submitted,

Jane Daggett  
Secretary