

UPPER OXFORD TOWNSHIP
JULY 10, 2017

Upper Oxford Township Board of Supervisors held their regular monthly meeting at the township building, 1185 Limestone Road, Russellville, PA on Monday, July 10, 2017 at 7:00 P.M.

PRESENT: Scott A. Rugen
 Howard S. Reyburn
 Charles Fleischmann

 Jane Daggett, Secretary

OTHERS: Bill and Karen Hovis Mike and Judy DeGeiso
 Franny and Fran Sharon Ben Fisher
 Gene Dryden

The Special Hearing was called to order at 6:45 P.M. by Supervisors Scott Rugen.

HEARING

A public hearing was held at 6:45 P.M. at the township building. The hearing was duly advertised in the Daily Local News. The purpose of the special hearing was to review the Agricultural Security Areas in the township as required by the County every seven (7) years. An Affidavit of Publication showing June 21, 2017 as the advertised date for the hearing was presented along with minutes from Upper Oxford Township Agricultural Advisory Board and letters from Upper Oxford Township Planning Commission and Chester County Planning Commission. Supervisor Rugen read the received letters. A list of properties in the areas was presented. Upper Oxford Township Planning Commission had questions regarding the County’s letter and asking them to identify the seven parcels that are in future land development. The Secretary explained that she spoke with Mr. Glenn Bentley at the County. The parcels in questioned are deemed “suburban” in the Oxford Regional Comprehensive Plan. There being no further comments or questions from the audience, the hearing was closed at 6:55 P.M.

REGULAR MEETING

PUBLIC COMMENTS – Mr. Gene Dryden informed the Board that he has been trying to get in touch with the Zoning Officer for weeks. Mr. Dryden needs to apply for a building permit and also a demolition permit. Supervisor Fleischmann will contact the Zoning Officer and have him call Mr. Dryden.

MINUTES – Motion was made by Charles Fleischmann, seconded by Howard Reyburn and carried to approve the June 12, 2017 Minutes with the following corrections:

PUBLIC COMMENTS – “Discussion was also held regarding the Route 1 Task Force”

LEVI GLICK – “Extension was conditional accepted unless another extension is granted to Upper Oxford Township by July 15, 2018 or the plan has been approved, it will be rejected as incomplete”.

ZONING HEARING BOARD – “The Secretary can assist in gathering information for the Zoning Hearing Board”

Reyburn – Yea

Rugen – Yea

Fleischmann - Yea

RESOLUTION #2017-3 – AGRICULTURAL SECURITY DISTRICT – A hearing was previously held to review the Agricultural Security Area which shows approximately 5,897 acres in the area. Every seven years the Township is required by the County to do a review. The Upper Oxford Township Agricultural Advisory Committee along with the Upper Oxford Township Planning Commission and Chester County Planning Commission shared in the review of the properties. Motion was made by Scott Rugen, seconded by Charles Fleischmann and carried to adopt

Resolution #2017-3, Agricultural Security District and authorizing the Secretary to file a description of the properties at the Recorder of Deeds Office.

Reyburn – Yea

Rugen – Yea

Fleischmann - Yea

BEN FISHER – LAND DEVELOPMENT PLAN –NPDES Permit was received and the O & M along with financial security will be done prior to final approval. The applicant is seeking waivers from the following:

- Section 405 – Preliminary Plan Submission
- Section 505 – Impact Studies
- Section 617.A – Survey Monuments locations
- Section 308.A – Post Development Peak Flow Rates reduced to Pre-development flow rates
- Section 402.5 – Plan Scale
- Section 402.b.18.c.i –Storm Water Management Easements

Motion was made by Scott Rugen, seconded by Howard Reyburn and carried to approve the waivers for the Ben Fisher Land Development Plan as noted above:

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

Mr. Fisher shared his concerns with the Board of Supervisors regarding the slow process. Mr. Fisher is renting land now where he has his cows but has a deadline when he must move his cow off the present property. Mr. Fisher discussed with the Board the option of him starting his manure pit now on the property.

Motion was made by Scott Rugen, seconded by Howard Reyburn and carried to instruct the Zoning Officer to issue a building permit for Ben Fisher allowing him to start his manure pit on the property.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

SIGNAL SERVICE LETTER – This will be discussed at a later date.

CELL TOWER – Supervisor Rugen received a proposal for a cell tower to be erected on the township property. The township would receive approximately \$1500/month. Scott stated that this would require zoning modification. The proposal calls for a 50’ x 50’ square foot slot and 150’ monopole. Maximum would be 100 sq. foot x 100 sq. foot. Questions were as follows:

- Could the money received be designated for tax relief?
- Where would be the best spot to make it less visible
- Foot print size
- Height
- Why not use existing towers
- How many customers does T Mobile serve in the Township

The Board needs much more information regarding this proposal and will invite T-Mobile to come to a meeting. Additionally, the Board will contact the Township Solicitor to get his thoughts on this.

ZONING - Scott Rugen read the Zoning Officer’s report for the month.

ROADS – Scott Rugen read the Road Master’s report for the month.

ENGINEER – Scott Rugen read the Engineer’s report for the month. It was noted that maybe the Regional Comprehensive Committee could share in the cost of the MS-4 projects.

HISTORIC – None

PAYMENT OF BILLS – Motion was made by Charles Fleischmann, seconded by Howard Reyburn and carried to approve the payment of bills in the amount of \$26,726.70 from the State Fund and the amount of \$37,204.00 from the General Fund.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

AUDITOR – Scott Rugen will call Wendy Baughman to see if she is willing to serve as Auditor in the Township.

ZONING HEARING BOARD – Motion was made by Charles Fleischmann, seconded by Howard Reyburn and carried to appoint Mike DeGeiso as alternate Zoning Hearing Board Member.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

CHALLENGE GRANT PROGRAM – Elam King who applied for the Challenge Grant Program with Chester County and Upper Oxford Township is requesting a lump sum settlement. Upper Oxford Township would pay approximately \$95,000.00. The Supervisors agreed that installments payments will be made.

ARMSTRONG LETTER – HEALING HEROES PROJECT -The Township received a letter from Armstrong Cable informing us of the “Healing Heroes” project. It is partnership between Armstrong and Guardian Angels Medical Service Dogs, Inc., a nonprofit organizations that rescues, raises, trains and donates medical service dogs to assist veterans struggling from disabilities. They are now looking to identify veterans in the community who would be good candidates. Scott Rugen passed this information to Ed Thornton.

SHREDDING EVENT – The Township received a letter from Shred 1 Security Corp. inquiring if we would be interested in scheduling an appointment for them to come and do a community shredding event. Charlie will inquire at the next Regional Planning meeting to see if any other townships are interested.

ISLAMIC SOCIETY OF DELAWARE –The Supervisors’ decision is not to challenge the matter of the application of the Islamic Society regarding the cemetery. Motion was made by Scott Rugen, seconded by Charles Fleischmann and carried that the Board of Supervisors will approve the modified order of the Zoning Hearing Board.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

WORK SESSION – A work session will be held July 24, 2017 and the Brandywine Conservancy will be attending to discuss riparian buffers.

FARM BUREAU – Howard Reyburn would like to hold the Farm Bureau meeting at the township either August 24th or August 31st. Both dates are available.

ADJOURNMENT – There being no further business, motion was made by Charles Fleischmann, seconded by Scott Rugen and carried unanimously to adjourn at 9:25 P.M.

Respectfully submitted,

Jane Daggett
Secretary

