

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
OCTOBER 7, 2024**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Monday, October 7, 2024.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr and Jane Daggett, Secretary.

Others present: Scott Rugen, Howard Reyburn, Charles Fleischmann, Bernie and Ron Barnum, Samuel S. Fisher, David Miller, Chris Fisher, Eva Fisher, Levi Miller, Andrew DeFonzo, Chris Grivas, Tom Walsh, Brian Poole, Jim Fritsch and Guy Matteo

The meeting was called to order by Colin Kraucunas, Chair, at 7:00 P.M.

MINUTES – Motion was made by Karl Herr, seconded by Elizabeth Randolph and carried to approve the September 3, 2024 Minutes. MOTION APPROVED.

The Minutes will be forwarded to the Chair to distribute to his members or the members are welcome to drop by the township office during the week.

THE RESERVE AT UPPER OXFORD – a Preliminary Plan was presented by Jim Fritsch and Guy Matteo. The plan is on 64.59 acres which consists of five tax parcels and is zoned AR-1. Thirty houses are being proposed. Chester Water Authority is able to provide water. A Transportation Impact Study was presented along with a Sewage Planning Module and Storm Water Management Plan. The entrance will be on Baltimore Pike therefore a permit will need to be obtained from Penn Dot. No sidewalks or street lights are being proposed. Five waivers will be requested, namely, zoning district information, including all minimum area and bulk requirements, survey of all significant features, trees with caliber of 6”, stormwater management calculations and buffers on both sides of the stream. HOA as well as the township engineer will oversee the infiltration basin. An O & M Operation Agreement would be implemented. Roads would be offered for dedication. Survey monuments will be placed at all boundaries. Proposed “rolled curbs” will be used. Lots will not be individually sold. Property east of riparian buffer will remain with Sherockee Farm. Open Space will be owned by HOA. Since the land is agriculture, the developer should check with the engineer to see if a Landscape Plan is necessary. The developer will work with Chester County Conservation District. There will only be one entrance to the development. The audience had a few questions which were answered in the presentation such as acreage, stream buffers and sidewalks. We will await the reviews from the County and our Engineer.

GMGC PROPERTIES – A sketch plan for a Land Development Plan for #5 Daline Drive (Lot 7) was presented by Andrew DeFonzo. The business finances large semi-trucks. The building will be used for storage of the trucks and to rebuild their engines. Twenty-five spaces for trucks and mechanics will be provided and the parking area will be a gravel. The applicant will research the storm water easements.

BEN AND SARAH FISHER – Subdivision plan for 255-257 Pusey Mill Road. The applicant is moving the lot lines. Waiting for reviews.

CHRIS FISHER – 550 Forest Manor Road –questions regarding Storm Water that he wanted to discuss with Ron. The Secretary will contact Ron for the status of this.

ADJOURNMENT – There being no further business, motion was made by Elizabeth Randolph, seconded by Lynn Robinson and carried unanimously to adjourn at 8:30 PM.

Respectfully submitted,

Jane Daggett, Secretary

