

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
MAY 6, 2024**

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA., at 7:00 PM on Monday, May 6, 2024.

Members present: Elizabeth Randolph, David Underwood, Lynn Robinson, Karl Herr, Ron Ragan, township engineer and Jane Daggett, Secretary.

Others: Scott Rugen, Howard Reyburn, Charles Fleischmann, Linda Kling, Bill Rodgers, Samuel S. Esch, Chris F. Fisher and Saul S. Fisher

MINUTES – Under Tree Plantings – Chesapeake Alliance should be changed to Alliance for the Chesapeake Bay. Motion was made by Karl Herr, seconded by Dave Underwood and carried to approve the April 1, 2024 Minutes with the name change correction.

SARAH FISHER – Linda Kling, attorney and Bill Rodgers, engineer representing Sarah Fisher subdivision were present to discuss this subdivision and seek answers on how they can proceed forward with this plan. Our engineer contacted the township solicitor for clarifications on items. Tax Parcels involved are #57-5-7 and #57-5-19. The applicants are assuming that they can do a spinoff of 12 acres since the original joint acreage is slightly over 60 acres. Since the subdivision was previously approved in 2016, the Solicitor said 57-5-7 is entitled to 6 spin-off lots. Tax Parcel 57-5-19 should be a separate subdivision with a single one and done spin off lot. A note should be included in that plan that it is a spin-off in accordance with subsection 402.C.1.c.xiii. No further spin-off lots are permitted. The applicant needs to prove the parcel was being used for agriculture for the 5-year period prior to the effective date and a conservation plan was in effect in order to be exempt from qualifying for a riparian buffer exemption. New lots created by the spinoff would not qualify if they did not exist prior to 2/27/2006. Additionally, if the lots were not in existence on 2/27/2006, they cannot use Section 402.C. Mr. Rodgers stated that they will do deed researches at the Courthouse regarding these two tax parcels. Since no new development is proposed on the parcels at this time, Storm Water and Sewage Module is not required. Mr. Rodger stated that he will go back to the original subdivision and divide the property into two lots to make it easier. They want the lots to be 10 acres for farming purposes. Elizabeth stated that we need a letter that all parcels have a conservation plan and are implemented. Bill Rodgers hopes to attend the July meeting.

Motion was made by Lynn Robinson, seconded by Dave Underwood and carried recommending to the Board of Supervisors that they accept and grant an extension for review of the Sarah Fisher subdivision until September 1, 2024.

DE STORAGE – Has applied for a zoning hearing to be held May 22, 2024.

Discussion was held regarding timber harvest, acre challenge and the riparian buffer.

ZONING OFFICER – Our present zoning officer will be giving up the position on June 30, 2024.

KENNELS – Scott explained that the applicants involved in the zoning hearings have 30 days to appeal the decision. After that time, they will receive a violation notice from the Zoning Officer if they have not complied.

SOLAR – Supervisor Fleischmann recommended that the Planning Commission start thinking about solar regulations.

ADJOURNMENT – There being no further business, motion was made unanimously to adjourn at 8:25 P.M.

Respectfully submitted,

Jane Daggett, Secretary

