

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
NOVEMBER 4, 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, November 4, 2024.

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

Others present: Scott Rugen, Charles Fleischmann, Ted Jasinski, Bernie and Ron Barnum and Tom Schreier from Hillcrest Associates.

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

MINUTES – Motion was made by Karl Herr, seconded by Elizabeth Randolph and carried to approve the October 7, 2024 Minutes with the following corrections: Paragraph GMGC Properties – correct spelling of “Dalin Drive” and “rebuild their engines”. MOTION CARRIED

DE STORAGE – Planning Commission member Colin Kraucunas recused himself from this application. The Township received a review from Ragan Engineering on 10/28/24. De Storage has obtained a Highway Occupancy Permit from Penn Dot, and have obtained their NPDES Permit. The only open issues are to obtain financial security, notarized signatures on plans and two waivers that are being requested, namely, Section 505.A and Section 505.B. Motion was made by Elizabeth Randolph, seconded by Karl Herr and carried recommending that the Board of Supervisors accepts the request for waivers, namely, Section 505.A and Section 505. B and that the land development plan be approved on the condition that all administrative details addressed in Ragan Engineering letter dated 10/28/24 be taken care of. MOTION CARRIED. (Randolph – Yea; Underwood – Yea; Robinson – Yea; Herr – Yea; Kraucunas – abstained)

THE RESERVE AT UPPER OXFORD, LLC – Comments were received from Chester County Planning on 10/25/24 and Ragan Engineering on 10/25/24. The Planning Commission discussed the connection of the wetland to the stream, concrete curbs, Scoot Bus stop and the developer obtaining a road occupancy permit from Penn Dot. The township would like an emergency access road. Bernie Barnum had questions regarding an HOA and O & M Agreement. Both of these were explained to Bernie. Discussion was also held regarding the process which determines if a plan is incomplete. The Planning Commission still has many questions regarding this subdivision. The Secretary will reach out to Jim Fritsch to invite him to our next meeting.

THE RIDG LLC – Lot 7 Dalin Drive – all fees were paid and the plans were forwarded to Chester County Planning Commission and Ragan Engineering for reviews. Discussion was held regarding storm water and if this would fall under the original stormwater plan. Ron Ragan will check with our Solicitor regarding this.

BEN AND SARA FISHER – Pusey Mill Road – no activity this month.

2025 MEETING DATES – The 2025 meeting dates were discussed. The Planning Commission will meet on the following: January 6 at 6:30 PM, February 3, March 3, April 7, May 5, June 2, July 7, August 4, September 2 (Tuesday), October 6, November 3 and December 1.

TOWNSHIP ENGINEER - is retiring and the Supervisors are in the process of interviewing new prospectives.

BUTLER – Solicitor will contact their attorney.

SEWAGE COMPONENT 2M – draft ordinance needs to be reviewed by Solicitor and then sent to DEP.

DANIEL STOLTZFUS ZONING – approved for 7 years.

BEN STOLTZFUS – Ewing Road – letters will go out in the future – Cease and Desist.

ADJOURNMENT – There being no further business, motion was made by Colin Kraucunas, seconded by Elizabeth Randolph and carried to adjourn at 8:37 P.M.

Respectfully submitted,

Jane Daggett
Secretary