

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
DECEMBER 3, 2007**

The Upper Oxford Township Planning Commission held its regular monthly meeting at the township building, 1185 Limestone Road, Russellville, Pa at 7:30 P.m. on Monday, December 3, 2007.

Members present: Christine Nibouar, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr, Ron Ragan, township engineer and Jane Daggett, secretary

Others present: Betsy Huber, Scott Rugen, Bill Schoell, Jim Hillard, Charles Fleischmann, Alice and Bob Fling

FINISH LINE LAND DEVELOPMENT PLAN – This was presented by Jim Hillard. The property is located at Route 896 and Pennsgrove Road. A revised plan was forwarded to the township after addressing Ragan Engineering latest review letter of November 30th. One of the revisions had to do with storm water management. Other comments are as follows:

- The issue regarding the entrance off Route 896 will be resolved by the attorneys, developers and Board of Supervisors. Penn Dot finds the entrance to be acceptable and has issue a driveway permit.
- Ron Ragan would like to have the E & S approval and the NPDES Permit in hand before plan approval. Currently, both these items have been processed and are being reviewed.
- No formal action was taken regarding have the Preliminary Plan going right to a Final Plan.
- A sewage permit has been received from Chester County Health Department

Planning Commission member questioned whether anything has been done to amend original subdivision plan. Jim Hillard stated that he believes that this new plan can utilize the previous plan. Motion was made by Harold Bryson, seconded by Dave Underwood and carried to request an answer from the Solicitor regarding the Rt. 896 entrance access. MOTION CARRIED.

SHER ROCKEE MUSHROOM LAND DEVELOPMENT PLAN – This plan was presented by Jim Hillard. The property is situated on Pusey Mill Road, the former Empie farm. The Ciarrochi family is proposing moving their present business at Baltimore Pike to Pusey Mill Road. It is unclear if they will do retail sales of mushrooms at this location. The property is zoned R-1 Agriculture and will be utilized for growing mushrooms. There will be 36 rooms with small offices and approximately 100 parking spaces for employees.. Ron Ragan has started his review of this plan and has met with their design engineers regarding storm water management and design.

2008 MEETING DATES – The Planning Commission reviewed the meeting dates for 2008. The decided that they will have their first meeting of the year on Thursday, January 3, 2008.

OXFORD REGION MEETING – Chris, Dave and Harold will attend the Oxford Region meeting to be held Wednesday, December 5th at Herr's Chips.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 8:15 P.M.

Respectfully submitted,

Jane Daggett
Secretary