

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
FEBRUARY 4, 2008**

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, February 4, 2008.

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

Others present: Scott Rugen, Spence Andress, Frances Reyburn, Jim Hillard, Charles Fleischmann, Charles Pitts, Gary Calibey

SHER ROCKEE LAND DEVELOPMENT PLAN – Pusey Mill Road

The township has received approval from Chester County Health Department, however, next month, the Planning Commission should review the Planning Module. The applicant has received a review letter from the township engineer, but has not had time to respond as of yet. The applicant's engineer, Jim Hillard reviewed the Chester County Planning Commission's letter with the Planning Commission members. Mr. Hillard stated that the plans were submitted to the ag preserve board for review also. The Plan is consistent with the County Landscapes Plan. The watersheds have certain design components which will need addressed. Community Impact studies have been submitted. The applicant provided documentation of Best Management Practices. It was suggested that someone from the mushroom industry be present at our February work session to give a presentation of the working of the business proposed. Jim Hillard will try to have someone from Sher Rockee's come and explain how the mushroom operation works.

HAROLD BRYSON – 2 Lot Subdivision on Saw Mill Road

Harold has talked to the ag preserve board regarding this property. All items have been addressed. Motion was made by David Underwood, seconded by Sam Reyburn and carried to approve the Harold Bryson 2 Lot Subdivision Plan, Project No. 0796. MOTION CARRIED (Harold Bryson abstained)

JOHN ST. JOHN – 2 Lot Subdivision on Forest Manor Road.

Ron Ragan explained that this was previously a 3 Lot Subdivision. The Plan has already been thru Chester County Conservation District and still has a valid approval. The Planning Module has been approved and also the NPDES permits. The driveways are abutting and allow for a turnaround. Motion was made by Harold Bryson, seconded by David Underwood and carried to approve the John St. John, 2 Lot Final Subdivision Plan, Project No. 0512. MOTION CARRIED.

KINGS MILL II – Spence Andress gave an update on the status of Kings Mill II Planning Module.

MULTI MUNICIPAL PLANNING – Charles Fleischmann gave the Planning Commission an update on attending the Multi Municipal Planning Meeting.

SIGNS – The proposed sign ordinance was discussed by the Planning Commission. A work session will be held February 18, 2008 to discuss this further along with zoning ordinance amendments. Comments are as follows:

- Section G – Flood lighting “or” should be “on”
- Section 1603.E – Exempt signs – should be made clearer, make 3 categories
- Political signs and their removable should be addressed
- Section 1603J – Political signs and their removable – must be removed within 48 hours or will be taken down by road crew.
- Section 1607.E – would be better in Sub. Section 1609.B

- Wanted to know what Route 1 is – if it is a principal arterial road
- Section 1609.B – questioned this section
- Definition of terms
- Define Open Space

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 8:50 P.m.

Respectfully submitted,

Jane Daggett
Secretary