

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION
OCTOBER 1, 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, October 1, 2007.

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

Others present: Betsy Huber, Ed Jefferis, Charles Fleischmann, Barry Callahan, Tom Ryan, Spence Andress, Fran and Frannie Sharon, Alice and Bob Fling, Fred Ruddy, Bill Schoell and Anthony Merris

MINUTES – Christine stated that the minutes from September 4, 2007 were incorrect and should read as follows: Sections 1302, 1405.2, 1409 and 1409.3 were not suitable – too loose because it affects all zoning districts.

RICK RETTIG – 2 Lot Subdivision on Street Road, approximately 92 acres. Mr. Rettig is subdividing approximately 18 acres from the 92 acre parcel. Comments have been received from Chester County Planning Commission and also approval from the Chester County Health Department for a Form B – Non Building Waiver. This property will be deed restricted from any further subdivision. The Planning Commission is requesting an 80-120 foot wide right of way to accommodate future road and/or utility improvements.

Motion was made by Harold Bryson, seconded by Dave Underwood and carried to approve Richard Rettig Final 2-Lot Subdivision Plan with conditions. MOTION CARRIED.

RICK RETTIG – 2 Lot Subdivision on Homeville Road, approximately 31 acres. This plan was presented for the first time. All fees have been paid and the plans have been forwarded to Chester County Planning Commission for review. The Planning Module has previously been approved. The 31 acre parcel was questioned – our ordinance reads “net” acreage so this parcel can be subdivided. There was no further discussion and we will await the reviews.

HERITAGE BUILDING – Final 81-Lot Subdivision on Newark Road. The Penn Dot permit has been applied for and will be forthcoming in the near future. The Sewage Planning Module is near approval by DEP. The module and plans were sent to Castle Valley but no comments have been received yet. Basin I will be maintained by the Home Owners Association and additionally, Home Owners Association documents have been forwarded to the Solicitor for review.

Motion was made by Dave Underwood, seconded by Karl Herr and carried to recommend that the Supervisors give final approval with conditions which are the sewage issue, HOA issue and the easement issues. MOTION CARRIED.

KINGS MILL II – Final 37 Lot Subdivision Plan on Newark Road. The ownership of the sewage treatment plant has been resolved. Motion was made by Dave Underwood, seconded by Karl Herr and carried to recommend to the Board of Supervisors that the ideas discussed tonight regarding the township having the option of taking dedication of the treatment plant be approved. MOTION CARRIED.

ZONING AMENDMENTS – The hearing has been scheduled for October 11, 2007 at 7:00 P.M. The Planning Commission discussed the comments received from Chester County Planning Commission. The Planning Commission agreed with No. 1 of the County’s comments that it should be clearer and refers to net tract. Recommending “defined as net lot”. Comment No. 2 – needs to be clarified. Comments No. 3 – consistent with Landscapes. Planning Commission is recommending that the township engineer look at the eleven changes that Mr. Pettinaro suggested and give a proposal on how they will impact the zoning ordinance.

OUTDOOR LIGHTING – Ron informed the members that he is working on an ordinance for New London regarding outdoor lighting which he will share with Upper Oxford Township at completion.

MULTI MUNICIPAL PLANNING – Each township needs a member from their planning commission to receive information regarding the Multi Municipal Planning meetings. No volunteers at this time.

ROUTE 896 CORRIDOR PLAN – Christine discussed with the members changing the ordinance to allow an 80' ROW on township roads.

TRAFFIC IMPACT FEES – Ron has been requested to put a package together showing what is involved for Traffic Impact fees.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 9:15 P.M.

Respectfully submitted,

Jane Daggett
Secretary