

## OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

March 11, 2020

Chairman Linda Buffenmyer called the meeting to order by the Pledge of Allegiance to the American Flag at 6:30p.m. The following members were in attendance; Linda Buffenmyer, Larry Feeser, Verna Feeser, Ronald Groft, Bob Martin, Mario Iocco and Victoria Nicholson. Sitting with the members were Township Engineer Terry Myers and Secretary Beverly Shriver.

### **Motion on Previous Meeting Minutes:**

Verna Feeser second by Ronald Groft motioned to approve the February 12, 2020 meeting minutes as written. 7 Aye Votes

**Public Comments Non-Agenda Issues:** None.

### **Plans with Representation:**

#### **Oxen Country Meadows Final Land Development Plan-Phase II Sections 3 & 4:**

Bony Dawood, Owner and Scott Sozanski, Project Superintendent were present on behalf of the plan. They resubmitted a plan addressing the Township Engineer's comments and their letter dated March 4, 2020. The most significant change to the plan at the end of Davidson Court they eliminated a unit to provide a hammer head turn-a-round for emergency equipment. There are a couple minor items left on C.S. Davidson Inc. review letter dated March 11, 2020.

General items:

1. NOMA needs to approve and sign the plan
2. Show location of the fencing on the wall and provide on the detail
3. Public improvement security in the amount of 110% of the construction value shall be posted with the Township in a form acceptable to the solicitor prior to final plan approval
4. Landscape plan shall provide a table of proposed plant species and the number of each proposed
5. The township staff shall discuss plan note #15 with the Developer regarding timing of the Robinson Drive widening and overlay.

Subdivision and Land Development:

1. All certification blocks shall be signed and sealed by the professional responsible for each certification.
2. Recreation Fees

There are two thirteen-foot travel lanes and a bicycle route; like a five-foot shoulder delineated with a white paint line that separates from the cartway. There are no sidewalks in the community.

Dawood requested a 90-Day Time Extension: Larry Feeser second by Victoria Nicholson moved to submit Oxen Country Meadows Phase II section 3 & 4 90-Day Time Extension request to the Oxford Township Board of Supervisors for approval of the written request. 7 Aye Votes

The pond is grandfathered from the current grade requirement; it was built 3 to 1. The Township adopted a Stormwater Ordinance with a current 4 to 1 grade.

Ronald Groft second by Victoria Nicholson motioned to recommend the Board of Supervisors approve the Oxen Country Meadows Phase II Sections 3 & 4.

Larry Feeser amended the motion that all the notes discussed by Terry Myers letter are updated with the plan prior to sending it on to the Supervisors for approval. Ronald Groft and Victoria Nicholson approved the amendment of the motion. Ronald Groft second by Victoria Nicholson motioned to recommend conditional approval of the Oxen Country Meadows Phase II Section 3 & 4 Plan conditioned that the plan addresses all the comments on Terry Myers letter dated March 11, 2020 prior to the Board of Supervisors approval. 7 Aye Votes (Listed above)

**Lorraine C. Smith Final Subdivision Plan:**

Ron Garis, Beyond All Boundaries, Inc. was present on behalf of the owner.

Lorraine Smith wants 15 acres to go with the house and surrounding buildings to her daughter and son-in-law (Lot 2) and the remaining 79 acres to stay as farmland (Lot 1).

There is a 100-foot minimum lot width along Lingg Road to meet the ordinance; no driveway at this time.

The speed limit is 35 mph on Lingg Road.

This subdivision will not impact Kennedy Drive; used only for agriculture.

Ron Garis went over C.S. Davidson letter dated March 11, 2020.

1. Maximum plan scale for tracts great than 10 acres is 1" =200'. **Waiver requested**
2. Date of signature by Professional Surveyor shall be added to the plan. **Ok, will do.**
3. Directional arrows should be provided on bearing written in the wrong direction. **Ok, will do.**
4. Road right-of-way widths shall be provided for Kohler Mill Road and Kennedy Drive. **Ok, Will do.**
5. Existing and proposed right-of-way and easements should be shown on the plan. Show and label existing 20' wide sanitary sewer easement and provide a 20' wide drainage easement along the stream originating on the Nicholson property. **Ok, will do.**
6. The location of the existing well, streams (with associated floodplains and drainage easements) and public sanitary sewer facilities (with size, material and known easements) shall be shown on Sheets 3 and 4 of 5. **Ok, will do.**
7. Certification of ownership, acknowledgement of plan and offer of dedication shall be signed by the owner. **Ok, will do.**
8. A non-building sewage planning waiver shall be executed and filed with PA DEP. Larry Feeser second by Ronald Groft motioned to
9. A note should be added to the plan referencing previous subdivision, recorded in Plat Book 50 page 21, and restating the restriction. "Access to the 50' private right-of-way along Lot 5A (currently identified as Lot 1) is denied for residential purposes unless the road is constructed to meet Township specifications as a public street, however, the continued use for agricultural purposes is permitted." **Ok, will do.**
10. Where a subdivision abuts a street of improper width or which otherwise is not in conformance with the design standards, the Supervisors shall require the street to be widened to meet the following: Lingg Road: Minor street with average lot frontage 70 feet or more. Right-of-way 50' Cartway 36' or 20' plus two 8-foot berms **Waiver Requested.**
11. Add clear site triangle, safe site stop-distances. **Ok, will do.**

Garis is in favor of consolidating tracts 1 and 2 and delete the line between tracts 1 & 2. Myers doesn't know of anything in the regulations that would forbid keeping the tracts separate. Myers wants to make sure that this plan is clear of the owner's intent of this plan.

Larry Feeser second by Ronald Groft motioned on the verbal waiver requests tonight that will be before the Board of Supervisors in written form to recommend the Supervisors grant

waivers to 22-308A.1. maximum plan scale for tracts greater than 10 acres is 1" = 200' (leave at 300') and 22-403.13 where a subdivision abuts a street of improper width or design standards, the Supervisors shall require the street to be widened (no road improvements necessary) to the Lorraine C. Smith Final Subdivision Plan. 7 Aye Votes

Larry Feeser second by Ronald Groft motioned to authorize the Chairman sign the Request for Planning Waiver & Non-Building Declaration for the Lorraine C. Smith Final Subdivision Plan. 7 Aye Votes Garis took DEP's copies with him.

Garis will be back next month with updated plans. The plan expires June 9, 2020. Nothing to discuss on Adams County's review letter.

**Review Solar Energy Ordinance:**

Adams County comments were gone over November 27th.

Larry Feeser second by Bob Martin motioned to recommend the Board of Supervisors adopt the Solar Energy Facilities Ordinance. 7 Aye Votes

**Secretary's Report:**

Oxford Pointe Final Subdivision Plan submitted for the April 8<sup>th</sup> meeting.

**Review Chapter 22:**

What is a reverse frontage lot? Myers explained when a lot extends from one street to another (you own the whole block) it's called a reverse frontage. For example; you are along Hanover Street and a development street that's parallel, you need to take your driveway access from the lesser classification street. If both the streets are local streets you could choose either street for your driveway access.

Chapter 22-411. Restrictions in Presence of Carbonate Features. Terry Myers will review Chapter 22 Section 411 and Part 5. Myers will report back at the next meeting. Part 6, Part 7 & Part 8 are ok.

**Adjournment:** Larry Feeser second by Victoria Nicholson motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:40p.m.