

# OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

September 9, 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, Verna Feeser, Ronald Groft, Mario Iocco, and Robert Martin. Sitting with the members were Township Engineer Terry Myers and Township Manager Heather Snyder.

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

Ronald Groft second by Robert Martin motioned to approve the August 12, 2020 meeting minutes as presented. 5 Aye Votes

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

## **Plans with Representation:**

**Jeremy S. & Jayme King Final Subdivision Plan:** Jeremy King were present on behalf of the plan. Terry Myers went over his response letter dated September 9<sup>th</sup> to Sharrah' s August 14<sup>th</sup> response letter. The outstanding issues are; **Zoning:** 1. Section 27-305.4.E. Lots subdivided for a use other than agriculture and/or farms shall be located on a site the applicant proves to the satisfaction of the Board of Supervisors to be the least agriculturally productive in terms of soil, type, slope, size, shape, or other physical feature of the site. Sharrah designed the two new residential lots to be located on the outer edge of the tract on that side of the road so it would not break up the farm to minimize the impact on the farming land.

2. Section 27-305.4.B. Each new lot subdivided in the Agriculture District shall require the use of one permitted development right. Section 27-305. 4. G. There are five exemptions from subdivision limitations; #5. Subdivisions where all lots created, including the remaining lands are 25 acres or greater in an area. If you met those criteria you don't have to use a development right for each of the lots. Darrin Catts, the Zoning Officer interprets this as not all the lots are over 25 acres so this is not an exemption. King has eight development rights. King needs to put on the plan lot 3 has one development right. Iocco wants to talk to Catts.

**Subdivision and Land Development:** 1. 22-308.B.8. the topography shown of the site was taken from PASDA it represents the lay of the land. It's supposed to be surveyed. King is asking for a waiver of surveying and use the PASDA data. Terry Myers does not see a problem with asking for the waiver; the intent is to show the general lay of the land; it's sufficient.

2. 22-304.B.19 The location and elevation of all existing and proposed street monuments shall be shown on the plan. King shown Lot 2 has a pin in the driveway apron. Terry Myers advised a nail could be put in. Myers pointed out Lot 4 needs the outside corner marked.

3. 22-308.B.27 Owner's signature needs put on the plan

4. 22-308.C.10 Sewage planning module approval is in the process

5. 22-308.C.11 The ordinance requires them to identify any deed restrictions that may be placed on the property or any existing or they plan to impose. Sharrah' s response was, he wasn't aware of any existing deed restrictions nor has the owner identified any restrictions going to be placed.

On the plan; note #6 is not sufficient and needs to be removed from the plan. King needs to do a title search and give that to Sharrah. They requested a waiver to this. The opinion of the Planning Commission is not to grant the waiver; they should be able to provide this information since they just purchased the land. King will also provide deed restrictions he placed on the new lots he is selling.

6. 22-403.13 If the subdivision abuts an existing street of improper width or alignment or which otherwise is not in conformance with the design standards contained in this section, the Township Supervisors shall require the street to be widened, realigned and/or improved to

comply with the following standards. than provide the additional right-of-way (which they have) and cartway. Myers explained, Oxford Road would be classified as a Rural Major Collector. The required cartway would be 36 feet wide; it is 24 feet right now. It doesn't make sense to go down the road at a 24-foot width and then widen out to 36 feet the length of 1300 feet and then go back to 24 feet again. King is asking for a waiver to the street widening requirement.

7. 22-407.5.B Recreation fees; King will pay the recreation fees upon approval

8. 22-408.4 Drainage easements; King added some drainage easements which Terry Myers is ok with. The note that they added to the plan talks about 2 drainage easements shown on Lot 3 and the drainage easement shown on Lot 5. Lot 5 was removed from the plan. The note on the plan needs to have lot 5 taken out. Myers is ok with how the drainage easement on lot 3 is shown.

9. 22-503 Curbs: King requested a waiver from this requirement.

10. 22-504 Sidewalks: King requested a waiver from this requirement

**General Comments:**

1. The wetlands Note on Sheet 1 refers to Mt. Joy Township. This note needs changed to Oxford Township.

2. List the waivers requested and approved on the front sheet.

No Adams County comments were received.

Ronald Groft second by Robert Martin motioned to table the King Plan to the next meeting. 5 Aye Votes

Maggie and Mina Gladson, 620 Oxford Road; are concerned with development near their house and how was that going to affect their water and sewage. Myers advised these 3 lots over 30 some acres are not required to do a ground water test. These three lots are not going to pull enough water from the aquifer to adversely impact their well. When they go to build a house; they will have to supply a stormwater management plan; take the water slow it down and make sure they are not adversely impacting the neighbors with the additional runoff that they are creating.

Bob Sharrah arrived and was told to take note 6 off the plan and add whatever deed restrictions apply and any of King's deed restrictions he has. The request to waive; got a negative response.

**Summerfield Final Phase 1 Subdivision and Land Development Plan grants a 90-day time extension.** Ronald Groft second by Robert Martin motioned to recommend to the Board of Supervisors accept the 90-day time extension for Summerfield Final Phase 1 Subdivision and Land Development Plan. 5 Aye Votes

**Old/New Business:** The Planning Commission received a Chapter 22 draft revision they've been working on periodically.

**Adjournment:** Ronald Groft second by Robert Martin motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:20p.m.