

## OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

April 10, 2019

Chairman Victoria Nicholson called the meeting to order by the Pledge of Allegiance to the American Flag at 6:30p.m. The following members were in attended; Linda Buffenmyer, Larry Feeser, Verna Feeser, Ronald Groft, Robert Martin and Victoria Nicholson sitting in Engineer Terry Myers, Code and Zoning Officer and Secretary Beverly Shriver.

Larry Feeser second by Linda Buffenmyer motioned to approve the March 13, 2019 meeting minutes as presented. 6 Aye Votes

Public Comments Non-Agenda Issues: None

Plans with Representation:

David & Autumn Zaminski, just settled on a property along Fish and Game Road. They are here tonight to hear more information about the Whiteford plan.

Terry Myers received revised plans addressing C. S. Davidson's comment letter dated April 8, 2019. The Whitefords were in years ago and took two, 2 acre lots off; Mitchell Whiteford and Nicole Redding's. They started out with 41.6 acres that gave them 5 developing rights based on the table in the Agriculture Zone in the Zoning Ordinance. They have 3 development rights left. They are using one development right to create lot 2C which is a little over 10 acres, that qualifies as a farm parcel. And the remaining lot is roughly 27 acres. They have completed the perc and probe testing and have submitted the Planning Module to the township. On the cover sheet; Garis will remove the last sentence under the Purpose of this Plan which states "No new construction is proposed by this plan" since they might want to develop it. And under Township Notes; a note should be added "The driveway can be constructed along the frontage of Lot 2C meeting the requirements of Ordinance 27-701-Driveway requirements".

Ron Garis, Beyond All Boundaries Inc. represents the William S. Whiteford Final Subdivision Plan. Nicole Redding told Ron Garis the mobile home on the lot of the farm house will be removed in the future.

Chapter 22-303, Preliminary Plan Requirement – Terry Myers supports this waiver to go straight to a final plan. Larry Feeser second by Robert Martin recommends the Board of Supervisors grant the waiver request of Chapter 22-303 Preliminary Plan procedures for the William S. Whiteford Final Subdivision Plan. 6 Aye Votes

Chapter 22-308.B (8) Topography Survey- Myers supports this request. Larry Feeser second by Ronald Groft recommends the Board of Supervisors grant the request to waive the Topography Survey for the William S. Whiteford Final Subdivision Plan. 6 Aye Votes

Chapter 22-403.2-Street Widths requirement, is the definition of how wide it is to be and Chapter 22-403.13 Existing Street requirement to widen the street to a certain width- Terry Myers supports this request – Larry Feeser second by Ronald Groft recommended the Board of Supervisors grant the request to waive the requirement for street widening and cartway improvements along an existing street, Fish and Game Road for the William S. Whiteford Final Subdivision Plan. 6 Aye Votes

Chapter 22-503- Curbs and Gutters Requirement – Terry Myers supports this request. Larry Feeser second by Ronald Groft recommends the Board of Supervisors grant the request to waive the requirement to install curbs and gutters to the William S. Whiteford Final Subdivision Plan. 6 Aye Votes

Chapter 22-504- Sidewalk Requirement – Terry Myers supports this request. Larry Feeser second by Ronald Groft recommends the Board of Supervisors grant the request to waive the sidewalk requirement along Fish and Game Road to the William S. Whiteford Final Subdivision Plan. 6 Aye Votes

Planning Module Component 1 – Myers acknowledged it is consistent with the township Act 537 Plan; on-lot sewage systems. Larry Feeser second by Ronald Groft motioned to authorize the Chairman to sign the William S. Whiteford Final Subdivision Plan Planning Module Component 1. 6 Aye Votes The Planning Commission and Zoning Officer sign Section J; the SEO fills out Section H and the Supervisors fill out Section K. Then two copies get sent to DEP.

Adams County Planning and Development review comment letter dated April 8<sup>th</sup> had concerns of the lot 2 configuration. Ron Garis explained the owners want access to the wooded area for firewood, hunting and recreational use (land is mostly in the floodplain and wetlands). And they needed to create the ten acre lot.

Floodplain- Terry Myers explained you can't do anything in the floodway; the flood fringe is the actual limit of the 100 year floodplain. You can do things in the flood fringe as long as you have it 1 ½ feet above the base flood elevation.

Conditional Approval Request – Terry Myer's supported the request. Larry Feeser second by Linda Buffenmyer recommends the Board of Supervisors grant conditional approval to the William S. Whiteford Final Subdivision Plan with these outstanding issues; 1. Owner's signatures are affixed to the plan 2. If waivers are granted by the Board of Supervisors, notes provided on the cover sheet shall be updated to indicate the date on which the waivers were granted. 3. The Sewage Planning Module shall be approved prior to plan approval. 6 Aye Votes

Larry Feeser second by Ronald Groft motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:45p.m.