

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

February 13, 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 attendance; Linda Buffenmyer, Ronald Groft, Mario Iocco, Robert Martin, and Victoria Nicholson sitting in Engineer Terry Myers, Code and Zoning Officer and Secretary Beverly Shriver.

Linda Buffenmyer second by Ronald Groft motioned to approve the January 9, 2019 meeting minutes as written. 5 Aye Votes

Public Comments Non-Agenda Issues: None

Hearthside Senior-Living Apartment Community: Christopher Dellinger and Jay Rohrbach were present on behalf of the plan. They are here tonight to ask for a recommendation for approval of their plan. They have a revised plan. C.S. Davidson has reviewed it and has updated comments from the original December 12th review letter.

Outstanding issues:

Subdivision and Land Development:

- #1. Needs the seal, signature, and date of the professional engineer and surveyor (22-304.B (3))
- #7. Approval of the Erosion and Sedimentation Control Plan and an NPDES permit must be obtained from the Adams County Conservation District 22-304.C (2)
- #10. Signature on Carbonate Assessment Study

Stormwater Management: Needs approval

General Comments:

- #2. Waiver notes shall be added to the cover sheet
- #5. Approval from New Oxford Municipal Authority and the signature block needs signed
- Added #6. Supply Public Improvement Security prior to recording of plan

Groft second by Martin motioned to recommend the Board of Supervisors grant conditional approval to the Hearthside at Cross Keys Development Final Plan with these outstanding issues: 1. the plan needs a seal, signature, and date of the professional engineer and surveyor (22-304.B (3)). 2. Approval of the E & S Plan and an NPDES permit must be obtained from the Adams County Conservation District 22-304.C (2). 3. Need Signature on the Carbonate Assessment Study 4. Stormwater Management Plan approval 5. If waivers are granted notes shall be added to the cover sheet. 6. NOMA sign signature block 7. Supply Public Improvement Security Estimate prior to recording the final plan. 5 Aye Votes

Requesting Four Waivers:

- 1. Chapter 22 Section 303: Submission of a preliminary plan-(the submitted plans show all information as required for both Preliminary and Final Plans)
- Iocco second by Martin motioned to recommend the Board of Supervisors grant the waiver of Chapter 22 Section 303 requirement to submit a preliminary plan. 5 Aye Votes

2. Chapter 22 Section 308.C (1): Typical Street Cross Section-(requirement to provide the public local street cross section specifications on the private streets)

Iocco second by Groft motioned to recommend the Board of Supervisors grant the waiver of Chapter 22 Section 308.C (1) requirement to provide current cross section specifications; instead maintain the existing standards within The Brethren Home Community. 5 Aye Votes

3. Chapter 22 Section 136.H: Fencing around Stormwater Management Facilities-(There are four storm water facilities total; two rain gardens and two storm water basins. The two bigger basins will have fencing around. The two rain gardens are shallow 2-3 feet deep and flat side slopes on them. They are requesting a waiver of putting fencing around the rain gardens. Aesthetically they would look better without fencing and they are designed to look like landscaping features. They are designed to be safe without the fence.) After some safety concerns were discussed it was decided they should give the township an Indemnification Agreement holding the Township harmless. Rohrbach will contact their attorney regarding the agreement. Iocco second by Buffenmyer motioned to recommend the Board of Supervisors grant the waiver of Chapter 22 Section 136.H requirement of fencing around the rain gardens conditioned they provide the Board of Supervisors with a Stormwater Indemnification Agreement 5 Aye Votes

4. Chapter 22 Section 136.H-Chain-link fence around stormwater management facilities- (This is a waiver request of the fence material. They do not like the look of a chain link fence.) Groft second by Iocco motioned to recommend the Board of Supervisors grant the waiver of Chapter 22 Section 136.H requirement of chain-link fence around stormwater facilities and substitute DT4 fencing as detailed on page 21 or similar aluminum picket style fencing. 5 Aye Votes

Fire Truck Turning Templates: Steve Rabine emailed confirmation that everything looks good regarding the hydrants, Fire Department Connections and Fire Department access with vehicles. Terry Myers also approved this.

Traffic Signal Warrant Analysis: They updated a warrant analysis done in 2014; they added the new projected traffic flows; everything out there plus what is being built, plus this. The conclusion given is despite the high volumes of traffic along Carlisle Pike; the traffic exiting from the Cross Keys Village Development was slightly less than the minimum volumes required to meet traffic signal warrants. If and when Oxford Township and Berwick Township wishes to pursue signalization at this location, a traffic signal warrant study should be completed upon full development.

Adams County Planning & Development Comment letter: Most of their comments were regarding sidewalks and cross walks (the cross walks are appropriate where the sidewalks are); and too much parking (part of the project was to add more parking for the community facility). The Planning Commission discussed the issues raised and was satisfied with their conclusions.

The Brethren Home Community agreed the Board of Supervisors shall have a 30 day time extension to act on the Hearthside at Cross Keys Final Plan. Iocco second by Groft motioned to recommend the Board of Supervisors accept a 30-day time extension for Hearthside at Cross Keys Plan. 5 Aye Votes Dellinger and Rohrbach will be coming to the February 27, 2019 Board of Supervisors meeting.

Review Vegetation Nuisances and Make Applicable Changes: Terry Myers explained rain gardens, riparian buffers etc...; some of the plants specified to use in these facilities are designed

to grow higher than 12 inches. If they were cut down every week or month they wouldn't reseed themselves and would not continue to grow. Adams County Conservation District is saying what is being recommended for those facilities to help with the uptake of the water and possibly filter the water as it flows through before it is released; those plants are designed to keep the facilities healthy and they have to grow above twelve inches which is beyond what weed ordinances allow. Adams County Conservation District is requesting that we look at modifying some wording in the weed ordinance to allow those specified areas. Most of the operation of maintenance requirements spells out to remove the noxious weeds for a certain amount of years until you get a good growth of the plants you want. What they are specifying for in those gardens; aren't meeting the requirements of the ordinance. Adams County Conservation District is trying to be proactive and wants municipalities to check their weed ordinance; that it doesn't adversely impact those plantings.

Iocco noted if there are plants in a rain garden and they are 12 inches high; the township is not going to say you have to cut them down; the plants have to be able to perform in the rain garden. The township will use common sense. There are probably some townships that have archaic ordinances. The Planning Commission needs to send a letter to the Board of Supervisors.

Iocco reported he received two complaints about the plants around transformer boxes are encroaching onto the sidewalk. Buffenmyer said South Branch also had some complaints about this issue. Strevig has taken care of this issue elsewhere in the township; there is a requirement you can't block the sidewalk; they need to cut them back off the sidewalk.

Linda Buffenmyer reported South Branch put up two halogen lights at the entrance of South Branch that lights where you turn in to the development. 280 Oxford Road is making an icy mess at the intersection. The Road crew did go out and put salt down; then went back to try to remove the ice. Oxford Road is a state road.

Linda Buffenmyer second by Ronald Groft motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:35p.m.