

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

June 12, 2019

Chairperson 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, Jean Feeser, Larry Feeser, Ronald Groft, Robert Martin and Mario Iocco; sitting in Code and Zoning Officer Ed Strevig, Township Engineer Terry Myers and Secretary Beverly Shriver.

Motion on Previous Meeting Minutes:

Jean Feeser second by Ronald Groft motioned to approve the May 8, 2019 meeting minutes as presented. 7 Aye Votes

Public Comments Non-Agenda Issues: None

Plans with Representation:

Summerfield Phase I Final Subdivision and Land Development Plan: Kathy Conley of RGS. Associates and Scott Felch of J. A. Myers were present on behalf of the owner J. A. Myers. Preliminary Plan was approved September 2007 and the Supervisors agreed it was still good. Classic Communities was the original developer/owner until 2015. Development halted around 2009 in the township but they continued to work with PennDOT permitting agencies. The property went up for sale and J. A. Myers bought the property.

NPDES Permitting-It was old and could not be renewed; so they had to work on new permitting. This process has been going on since last November. They now have verbal approval from Rusty Ryan, Adams County Conservation District.

Storm Water Management-Rusty Ryan and DEP are reviewing it first. Once they have their requirements completed it will be reviewed by Township Engineer. One of the ponds had to be made larger to meet today's regulations.

Permitting- They are back before PennDOT with their Traffic Plan. Their plan was basically up to bonding and that never happened. So they are back again in front of PennDOT with the same exact plan. The project went dormant due to the economy. We are several months out for that approval.

Water- York Water

Sewer- NOMA asked for a force main revision. The pump station is at the exact same location; twelve years later it makes more sense to run the sewer lines up Route 94 to a manhole to discharge into. They have planning module approval; still active.

DEP-General permits.

Geo-Technical Report- The site has not changed in twelve years. Conley will get an updated letter from ARM regarding their Geo-Technical report.

Wetlands- There have been some changes to the wetlands; that have been documented. There will be a new Wetland Report submitted.

Units- 110 in Phase 1; 45 lots (45)- single family, 1 lot (65)- townhouses, 1 lot-open space and 1 lot-pump station

Layout as per the preliminary plan- same number of lots.

Street- Street names will check if they are still okay. They did eliminate a street. Streets will be public. The entrance will be a boulevard style. 36' foot streets proposed.

Floodplain- calculated 12 years ago to be shown, not on a FEMA Floodplain

Waiver Request will be asked for from the original plan- Chapter 22 Section 403, Street and Highway standards 1. General D. No street shall terminate into a dead end.

Traffic Layout – There will be a north left hand turn lane coming off Route 94 coming into the entrance and a right turn lane coming off of Route 94.

Traffic Counts-Iocco had the understanding that after the completion of each phase they would have to do a traffic count to see if it warranted a traffic light. And in the initial phase provisions should be made so if and when the signal would have to go in the lines are already there and there would not have to be any re-excavating done. The plan shows R-O-W's where the conduit and wiring is to go. If a traffic signal went in it would be at the main entrance; Jameston Blvd. Conley will get an updated letter from TPD on when a traffic count should be done. Conley will start some conversation with the Traffic Engineer.

Iocco stressed the Township will do everything in its power to have the traffic signal light put in.

Scott Felch noted it is an expense for the developer and we can't sit here and say for sure that a light will go in. The variables from the traffic count and the growth of the area all have an impact on their studies. If the growth in the area slows down for some reason the impact study may not show an increase and the need for a signal light. Prepping it in during Phase I; getting the design for lights, poles, conduit and where they are going to go doesn't make it any safer until the light goes in.

Sinkholes- Adams County Conservation District Rusty Ryan asked for documentation of any historic areas on record with Adams County sink holes or depressions. Any new ones need to be addressed, document the location, repair it and document how it was repaired. Terry Myers requested as built which ones were monitored, which ones were repaired. Keeping track of all of that; so there will be a list for the future.

This will be noted on the plan and addressed with the new home owner and put in their deeds when buying the home depending on the location their located in; this is between the developer and the new home owner. In the deed it will reference a Carbonate Assessment is on file at the township office for your review. Terry Myers said the most we can do is make sure it is in the deed. Most of the people that will be buying these houses will be people from south of the Mason Dixon line not local people who know about the sink hole issue. The homeowner's should make sure their homeowner's insurance policy covers this.

Sinkhole Indemnification Agreement- There is an original one already signed. If it doesn't meet today's standards it can be discussed down the road.

Lot 82- is the combination of the other phases and open space. There are five phases. As the phases are built lot 82 will keep getting smaller.

Home Owner's Association- yes

Public Improvements-All public improvements will be built with today's standards.

Chapter 22/Clarification of Sections: Terry Myers explained the Planning Commission's question on **Section 22-403. 11-** Reserve Strips; the developer would have to get rid of the reserve strip to give access to a street.

Section 22-406D. 3- Pedestrian Crosswalks; needs explained to them. If there is more than 1,000 feet between streets the developer is to install a pedestrian crosswalk which would go street to street.

Adjournment:

Mario Iocco second by Jean Feeser motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:40p.m.