

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 11, 2021

Chairman Linda Buffenmyer called the meeting to order by the Pledge of Allegiance to the American Flag at 6:30 p.m. The following members were in attendance: Linda Buffenmyer, Robert Martin, Verna Feeser, Victoria Nicholson, Ronald Groft, Mario Iocco, and Larry Feeser. Sitting with the members were Township Engineers Nate Simpson and Terry Myers, Township Manager and Zoning Code Officer Darrin Catts and Secretary Sandy Brenneman.

Motion on Previous Meeting Minutes:

Verna Feeser second by Ronald Groft motioned to approve the July 14, 2021 meeting minutes as presented. 7 Aye Votes

Public Comments Non-Agenda Issues: None.

Recommendation to the Board of Supervisors to grant conditional approval on the Larry B. Jr. & Audrey M. Feeser Final Subdivision Plan, (SLDO §22-303 Preliminary Plan) if all of the conditions mentioned in C. S. Davidson comment letter dated August 3, 2021 are met. Simpson advised the following needs addressed:

The text size for labeling the boundary lines needs to be increased for legibility (§22-308. B.11)

The contour with an elevation of 520 appears to be missing on Drawing No. 3 (§22-308. B.13)

The building setback lines shall be labeled or shown in the legend of the drawing.
(§22-308. B.23)

The owner's statement shall be signed and notarized before final approval. (§22-308. B.27)

The Developer shall file a request for planning waiver and non-building declaration with the Pennsylvania Department of Environmental Protection. Additionally, a note shall be added to the plan indicating that no structures or buildings of any kind will be erected as a result of this plan.

Ronald Groft second by Victoria Nicholson motion to recommend the Board of Supervisors grant conditional approval for the Larry B. Jr. & Audrey M. Feeser Final Subdivision Plan if all 5 comments listed above are addressed. 5 Aye Votes Verna Feeser and Larry Feeser abstained from voting.

Recommendation to the Board of Supervisors to grant the following waivers on the Larry B. Jr. & Audrey M. Feeser Final Subdivision Plan.

§22-403.2 & 22-403.13 (Street Width/Existing Streets) to waive widening Poplar Road.

§22-503 (Curbing) to waive the installation of curb along Poplar Road.

§22-504 (Sidewalk) To waive the installation of sidewalk along Poplar Road.

Mario Iocco second by Ronald Groft motion to send a recommendation to the Board of Supervisors to grant the waivers on the Street widening, installation of curb and sidewalks along Poplar Road on the Larry B. Jr. & Audrey M. Feeser Final Subdivision Plan. 5 Aye Votes Verna Feeser and Larry Feeser abstained from voting.

§22-304. C. 10 & 22-305 (Traffic Impact Study) to waive the requirement of a traffic impact study for this project.

Ronald Groft second by Victoria Nicholson motion to send a recommendation to the Board of Supervisors to grant the traffic impact study waiver. 5 Aye Votes Verna Feeser and Larry Feeser abstained from voting.

PJ Melocheck from Miller Bros. presented the proposed Berlin Junction plans to the Planning Commission. He advised this is a very aggressive plan and they are hoping to start construction by the end of the year for phase one. Phase one will be a 125,000 sq feet building for JF Rohrbaugh and the phase two will be 85,000 sq feet building for Bruce Jones.

Melocheck advised they will be attending a Zoning Hearing meeting for the four variances and a special exception they are requesting.

The four variances: §27-311.5. A.1- Conservation of Steeply Sloped Lands, §27-405.5 -Fences and Walls, §27-410.2.A- An Outdoor Stockpiling and §27-419.2. B- Buffer Yards. Larry Feeser second by Victoria Nicholson motion to recommend approval of all 4 variances. 7 Aye Votes

The special exception: §27-302.4- Permitted Uses
Larry Feeser second by Victoria Nicholson motion to recommend granting the special exception of the entire plan. 7 Aye Votes

Melocheck stated they will be doing a traffic study for Brickyard Road and Rt. 94 for a possible traffic light.

Old/New Business: The revisions requested at the last meeting for the SALDO check list were provided for review. Buffenmyer asked that everyone review the changes and put it on the agenda for the next meeting.

Adjournment: Larry Feeser second by Victoria Nicholson motioned to adjourn the meeting. Motion carried. Meeting adjourned at 8:20 p.m. 7 Aye Votes