

# OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 14, 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, Ronald Groft and Mario Iocco; sitting in Code and Zoning Officer Ed Strevig, Township Engineer Terry Myers and Secretary Beverly Shriver. Larry Feeser arrived after the meeting started.

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

Jean Feeser second by Ronald Groft motioned to approve the June 12, 2019 meeting minutes as written. 5 Aye Votes

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

## **Plans with Representation:**

Summerfield Phase I Final Subdivision and Land Development Plan: Todd Kurl from RGS. Associates and Scott Felch of J. A. Myers were present on behalf of J. A. Myers.

Rec'd C. S. Davidson Inc. review letter dated August 11, 2019 and stormwater review letter dated July 26, 2019.

**Storm Water Management-** The Planning Commission would like to require temporary fencing until the permanent fencing is installed.

**Cul-de-sac:** The cul-de-sac has a 40 foot radius, 80 foot diameter for the paving and 50 foot for the right-of-way. They could grade out the 40 foot to put in a stone turn around. The township can ask for a snow easement for plowing. A school bus is 45 feet in length. The cul-de-sac has eight driveways; there will be no parking on the street.

**Emergency Access:** Lots 11 & 12 have emergency access barricades (posts with chains across) along Rt. 94 with stabilized grass paving. HOA will have to maintain access in the winter time.

**Sewer-** NOMA is having the sewer lines in the street and in PennDOT right-of-way.

**Units-** Phase 1- 45 lots (45) - single family; 1 lot (65) - townhouses

**Developer's Agreement-** Kurl will start working on a developer's agreement.

**Waiver Request:** Chapter 26 Section 136.12.C requires a 4:1 slope. Kurl is asking to allow 3:1 side slopes to be provided per the design and installed with proposed vegetation which is low-maintenance (low grow; no mow) to provide a stabilized slope. Terry Myers said the 3:1 is maintainable.

**Home Owner's Association (HOA) -** for the homes The HOA will take the responsibility for maintaining the basins and storm sewers outside of the street right-of-way, trees along Rt. #94 and emergency access road. Lot 1 and Lot 5 have some walls built to cut down on the grading and make the lot more presentable. Walls that are 4' foot high will have some fencing that should be maintained by the HOA.

The stream divides the HOA and the Condo Association areas; these are two separate entities.

**Condo Association-** for the town houses Lots 80 & 81 are open space and stormwater facility behind the townhouses. Right now the guide rail is on the Condo Association property. Terry Myers is asking does the Township want to widen the right-of-way or shift the guide rail to make the guide rail the Township's responsibility so they can control what it looks like and how it's maintained. It's there to protect someone using the Township road.

**Guide rails adjacent to Lots 80 & 81:** Approximately 700 total linear feet of guide rail; 7 feet to the back of the sidewalk.

**Streets:** Public Shank Road is a right turn only. Jameston Boulevard will be both ways.

Shriver will contact the fire company to review and school district for bus transportation.

**Adams County review comment letter dated June 18, 2019:** There was discussion regarding site access concerns and a landscaping buffer along Rt. 94. There will be four lanes wide north of the intersection.

**Traffic Signal Light** - There will be conduit put in for the future installation of the traffic signal light.

Linda Buffenmyer second by Ronald Groft motioned to table the waiver request and Summerfield Phase 1 Plan to the next meeting. 6 Aye Votes Iocco would like to discuss guide rails at the next Board of Supervisors meeting; cost & verify what the life expectancy is for guide rails.

**OXFORD POINTE:** Ted Decker of Group Hanover Inc. and Scott Barnhart were present on behalf of the owner, Burkentine & Sons, Inc. They just received C. S. Davidson Inc. review comments a couple days ago to address.

Beverly Hoover at 485 Hanover Street; aside of Oxford Pointe had some questions for the developer. 1. Concern for any blasting being done while putting the sewer lines in 2. What is going in the wetlands close to her property 3. The development tying into the manhole in front of her house Barnhart answered Hoover's questions and she was satisfied with her answers.

**Stormwater** - Decker will be meeting with Terry Myers to go over stormwater.

**PennDOT** - They are going to file with PennDOT soon for their permit. They did a trip generation, analysis and scoping study done and it was determined there is no right hand turn lane required. The Township is not interested in having them do a traffic impact study for the number of homes going in there.

**NOMA** - They met with NOMA; everything is pretty much worked out with them. All grinder pumps will be installed.

**90 Day Expiration** – Plan expires on October 8, 2019; they submitted the plan to the Township June 19, 2019. They will be asking for a time extension.

**Carbon Assessment-** Decker can put the certification seal on the plan based on the soil report; there is no carbon geology in this area.

**Street** – If developing along the street the Township would ask the developer to have the curbing moved back to 18 feet.

**Cul-de-sac** – Placement of the cul-de-sac was pulled out of the wetland and moved back 100 feet; DEP didn't want any impact on the wetlands. There will be a shared driveway for lots 12 & 13 with a joint driveway agreement. There will be a snow easement.

The development sewage will tie into a manhole out front of Beverly Hoover's property.

They worked out the hydrant placement with the fire company and will be giving them a copy of the plan.

The school will also get a copy of the plan to see if a bus can get around the cul-de-sac.

They will be back next month.

**Adjournment:**

Ronald Groft second by Mario Iocco motioned to adjourn the meeting. Motion carried.  
Meeting adjourned at 8:23p.m.