

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

December 11, 2019

Vice-Chairman Robert Martin called the meeting to order by the Pledge of Allegiance to the American Flag at 6:30p.m. The following members were in attendance; Verna Feeser, Ronald Groft, Mario Iocco, Bob Martin and Victoria Nicholson. Sitting with the members were Township Engineer Terry Myers and Secretary Beverly Shriver.

Motion on Previous Meeting Minutes:

Verna Feeser second by Ronald Groft motioned to approve the November 6, 2019 meeting minutes as written. 5 Aye Votes

Victoria Nicholson arrived.

Public Comments Non-Agenda Issues: Beverly Hoover, 485 Hanover Street questioned Burkentine & Sons, Inc. what the yellow OK painted on the road at her mailbox was about and Terry Myers how was she gaining four feet of land to her property. Yellow paint represents gas line for PA One calls and that they are not planning to dig ground up at her mailbox. Terry Myers thinks Hoover misinterpreted about gaining four feet of land. There is no land exchanging.

Plans with Representation:

Oxford Pointe Preliminary Plan: Scott Barnhart and Bryce Burkentine were present; along with Ted Decker from GHI. Decker asked for waiver requests to Chapter 22-403.1.D. to allow the street to be dead ended at the property line for future access to adjoining property and also a waiver to 22-403.6 to allow the use of a temporary cul-de-sac street.

Ronald Groft second by Victoria Nicholson motioned to recommend the Board of Supervisors grant waivers to Section 22-403.1.D dead- end streets and Section 22-403.6 cul-de-sacs prohibited to Oxford Pointe Preliminary Subdivision Plan. 6 Aye Votes

Terry Myers commented on Adams County Planning's review letter topics of the location of the cul-de-sac from the property line; the need of an additional waiver 22-403.6 cul-de-sacs prohibited; the street width should be less than 36 feet and flag lots.

Victoria Nicholson second by Ronald Groft motioned to recommend the Board of Supervisors grant conditional approval to Oxford Pointe Preliminary Subdivision Plan with these conditions outstanding from the C.S. Davidson Inc. review letter dated December 11, 2019 and all administrative corrections made to the plan. 6 Aye Votes

Subdivision and Land Development Ordinance:

1. Sewage Planning Module approval shall be obtained from PA DEP and the DEP Code No. Listed on the plan (22-304.C.1)

2. Soil Erosion and Sedimentation Control Plan approval shall be obtained from the Adams County Conservation District. An NPDES Permit will be required prior to any earth disturbance activities. Proof of all necessary DEP and COE Permits will be required prior to beginning any construction activities (22-304.C.2)

3. Approval from the New Oxford Municipal Authority shall be obtained for the proposed Sanitary Sewer and Water System layout and designs (22-304.C.6)

4. Approval from the Township Engineer shall be obtained for the proposed Stormwater Management Plan (22-304.C.7). A letter under separate cover will be provided.

5. All plan certifications are to be signed and sealed by the engineer and/or surveyor (22-308.B.8)

6. Certification of ownership, acknowledgement of plan and offer of dedication shall be signed by the owner (22-308.B.28

7. Traffic studies are needed for stop signs and speed limits (22-308.B.30) This will be done at the final Phase stage.

Shriver received a 90-day time extension letter from Ted Decker, GHI for the Board of Supervisors meeting. The planning commission took action on this request at the November meeting without a written request letter.

Review Solar Ordinance:

Chapter 27-203 Permitted Uses- There was some discussion to change the Ag District and Industrial District from Permitted to Conditional Use which is determined by the Board of Supervisor per case.

Chapter 27-549 A. Solar Electric Facility 6. There still needs to be more discussion on the minimum height of the fence.

The Planning Commission will complete this review next month.

Re-Organizational Meeting is scheduled for January 8th @ 6:30pm. Meeting nights will continue to be held the second Wednesday at 6:30pm.

Adjournment: Ronald Groft second by Verna Feeser motioned to adjourn the meeting. Motion carried. Meeting adjourned at 8:20p.m.