

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

March 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 attended; Linda Buffenmyer, Larry Feeser, Verna Feeser, Ronald Groft, Robert Martin, and Victoria Nicholson sitting in Engineer Terry Myers, Code and Zoning Officer and Secretary Beverly Shriver.

Larry Feeser second by Linda Buffenmyer motioned to approve the February 13, 2019 meeting minutes as written. 6 Aye Votes

Public Comments Non-Agenda Issues: None

Plans with Representation:

Frank Groft, Barbara Groft along with Ed Mort, GHI were present on behalf of the Mary P. Groft Estate Final Subdivision Plan: This is creating an agriculture lot with no proposed development for Frank Groft and selling off the house and farm. It is staying in Clean & Green. The picnic grove is on a separate deed-10 acres, Frank Groft is keeping Lot#1- 37.72 acres and the Farm is 36.86 acres.

Ed Mort requested waivers; Chapter 22-303, Preliminary Plan Requirement – Terry Myers supports this waiver and go straight to a final plan. Larry Feeser second by Ronald Groft motioned to recommend to the Board of Supervisors grant the waiver request of Chapter 22-303 Preliminary Plan procedures for the Mary P. Groft Estate Final Subdivision Plan. 6 Aye Votes

Chapter 22-403.2, Street Widths Requirement – Larry Feeser second by Ronald Groft motioned to recommend the Board of Supervisors grant the waiver request of Chapter 22-403.2 Street Widths requirement for the Mary P. Groft Estate Final Subdivision Plan. 6 Aye Votes

Chapter 22-403.13, Existing Street Requirement – Larry Feeser second by Ronald Groft motioned to recommend the Board of Supervisors grant the waiver request of Chapter 22-403.13 existing street requirement for the Mary P. Groft Estate Final Subdivision Plan. 6 Aye Votes

Chapter 22-503, Curbs and Gutters Requirement – Larry Feeser second by Ronald Groft motioned to recommend the Board of Supervisors grant the waiver request of Chapter 22-503 Curbs and Gutters to the Mary P. Groft Estates Final Subdivision Plan. 6 Aye Votes

Chapter 22-504, Sidewalk Requirement – Larry Feeser second by Ronald Groft motioned to recommend the Board of Supervisors grant the waiver request of Chapter 22-504 Sidewalks to the Mary P. Groft Estate Final Subdivision Plan. 6 Aye Votes

Request Signatures on the Mary P. Groft Estate Final Subdivision Planning Waiver & Non-Building Declaration- Larry Feeser second by Linda Buffenmyer motioned on behalf of the Planning Commission to authorize the Chairman, Victoria Nicholson sign the Mary P. Groft Estate Final Subdivision Planning Waiver & Non-Building Declaration. 6 Aye Votes The Planning Commission, SEO and the Board of Supervisors have to sign off on this waiver and then send to DEP.

Larry Feeser second by Ronald Groft motioned to move the Mary P. Groft Estate Final Subdivision Planning Waiver & Non-Building Declaration to the Board of Supervisors for approval. 6 Aye Votes

Terry Myers went over the C. S. Davidson Inc. March 11, 2019 review comment letter. Under Zoning 27-305 Agricultural District - The parent tract is 74.58 acres. The limitation on dividing 60 acres and over is 6 development rights. Terry Myers explained Lot #1 the frontage would not allow you to take any lots off there; you would have to build a road back to service lots. Lot #1 would take 1 development right. There could be a flag lot put in; which would make Lot# 1 more valuable; that would use a second development right. The Groft's agreed to take 2 development rights for Lot#1 and the Farm 4 development rights. Mort would take off any development rights for the 10 acres since it is on a separate deed. The dark line should be moved around Lot#1 and not around the 10 acres.

Waivers: These were discussed earlier.

Subdivision and Land Development: Comments 1, 2, 3, 4 & 6 clean up the plan and are taken care of. 5. Is outstanding; the signatures of the owners are needed

General Comments:

Outstanding are 1. Need Adams County Planning comments 2. Waivers granted and the dates noted on the plan. 3, 4, 5, 6, & 7 are taken care of.

There was discussion on Roll Back Taxes and Clean and Green.

Conditional Approval Request – Larry Feeser second by Ronald Groft to recommend the Board of Supervisors grant conditional approval and will affix their signatures on the Mary P. Groft Estate Final Subdivision Plan once they receive and consider Adams County's review comment letter, all signatures are on the plan, dates of approved waivers on the cover sheet and some minor changes regarding tract #2. 6 Aye Votes

Larry Feeser second by Linda Buffenmyer motioned to adjourn the meeting. Motion carried. Meeting adjourned at 7:13p.m.