

OXFORD TOWNSHIP PLANNING COMMISSION MEETING MINUTES

November 6, 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 attendance; Linda Buffenmyer, Verna Feeser, Ronald Groft, Mario Iocco and Bob Martin and Victoria Nicholson. Sitting with the members were Township Engineer Nate Simpson and Secretary Beverly Shriver.

Motion on Previous Meeting Minutes:

Linda Buffenmyer second by Verna Feeser motioned to approve the September 11, 2019 meeting minutes as written. 6 Aye Votes

Public Comments Non-Agenda Issues: None

Plans:

Oxford Pointe Preliminary Plan: Scott Barnhart and Douglas Stambaugh were present on behalf of the owner. Barnhart asked for waiver requests to Chapter 22-403.2 Street widths and 22-403.13 Existing Streets; Chapter 22-503 Curbs and Gutters; and Chapter 22-504 Sidewalks.

Simpson requested they taper at Oxford Boulevard at each side. They will have to do a minor HOP revision. They will put a note on the plan to give 6-month notice to the homeowners if they have to install sidewalks.

Martin second by Iocco motioned to recommend the Board of Supervisors grant waiver requests to Chapter 22-403.2 Street widths; Chapter 22-403.13 Existing Streets; Chapter 22-503 Curbs and Gutters; and Chapter 22-504 Sidewalks for the Oxford Pointe Preliminary Subdivision Plan. 6 Aye Votes

Terry Myers received an updated plan yesterday. Simpson handed out their review letter dated November 5th marked up with what was address at that time.

Simpson went over Adams County's review letter dated July 10, 2019; 2.C, complete building setback lines should be shown on the plan at Lots 14 and 15.

Simpson requested lots 6, 11, 12 & 13 have square footage listed. Maintenance of basin would be the Home Owners Association (HOA) responsibility. There will be an easement on the lots for the HOA. There are some outstanding agencies; Adams County Conservation District (NPDES Permit), PennDOT (HOP), DEP (Planning Modules) and NOMA (sewer and water approval). Carbonate Assessment; Ted Decker stamp and signed the plan. Clear Site Triangle; they will show an easement on both sides for the Township. Fire Hydrants; need moved to 600 feet apart.

Updated plan verses C. S. Davidson Inc. review letter dated November 5th; comments still opened. Zoning: 1. Identify 2 parking spaces other than garage & 2. Lot 13 add 75' foot dimension along the front building setback line. Subdivision and Land Development: 6, 8,9,10,12,13,19. General: 3. Simpson noted most of the changes are housekeeping changes; there are no changes to the planning or design of the development; just housekeeping.

Feeser second by Buffenmyer motioned to come back next month with a clean Oxford Pointe Preliminary Plan. 6 Aye Votes

Barnhart requested a 90-day time extension for the Oxford Pointe Preliminary Plan. Iocco second by Groft motioned to recommend the Board of Supervisors accept the 90-Day Time Extension for the Oxford Pointe Preliminary Plan. 6 Aye Votes

Conewago Valley School District Turf Soccer Field Land Development Waiver:

Nate Simpson reported this does not meet the definition of a land development plan; no waiver required. They will have to submit a stormwater plan.

Summerfield Phase I Final Subdivision and Land Development Plan: Steve Rabine sent an email that he reviewed the plan and suggests to move a hydrant from the cul-de-sac on Brooke Court or Summerfield Drive to the intersection of Brooke Ct. and Summerfield. If they can't be moved then I suggest that they add a fire hydrant at the intersection. Hydrants at the end of roads and cul-de-sacs make apparatus pass the fire to hook up to a hydrant.

The Supervisors would like if Rabine would look at the plan again considering the waiver request. The Planning Commission is okay with the temporary end waiver if Rabine is ok with it.

Two waiver requests:

1. Section 22-403.1.D: these are for temporary dead ends. They want to build Phase I and then Phase II they would extend the road. This would be a short 100' foot stub of road. Range Road dead ends on Lot 40. They will put a temporary gravel turn around. Steve Rabine should review this; dead end and emergency vehicles.

2. Section 26-136.12.C: Summerfield project will need relief from this section as relates to the interior slopes of detention basins.

Ronald Groft second by Verna Feeser motioned to recommend granting the waiver of the Section 22-403.1.D -Temporary dead end contingent on approval from United Hook and Ladder and Section 26-136.12C- to allow 3:1 side slopes to be provided per design contingent on receiving something in writing from Terry Myers that the slopes are fine. 6 Aye Votes

Review Solar Ordinance:

The panels will get hot and burn the grass out; Nate Simpson will check out if there needs to be a stormwater plan requirement.

Chapter 27-203 Permitted Uses- Most Agricultural land is where these are located.

Chapter 27-549 A. Solar Electric Facility 6. The solar electric facility shall be enclosed by a fence, barrier, or other appropriate means with a maximum height of eight feet to prevent or restrict unauthorized persons or vehicles from entering the property. There is a question regarding the eight foot high fence.

Chapter 27-549 A. 9. Bottom of page 2. Decommissioning shall include removal of all solar electric systems, buildings, cabling, electrical components, roads, foundations, pilings, and any other associated facilities, so that any agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural uses.

If this ordinance is not addressed the Township cannot control it.

Question for Baranski: If solar farms could be a revenue source for the Township.

The Planning Commission will have this review for next month's meeting.

Adjournment: Buffenmyer second by Groft motioned to adjourn the meeting. Motion carried. Meeting adjourned at 8:03p.m.