



ORPC Oxford Region Planning Committee

Chair: Albert Jezyk Jr. Vice-Chair: Charles Fleischmann Treasurer: Robert Ketcham

July Meeting Report

Date/Time: Wednesday, July 24, 2024 - 7:00 pm via Zoom

Zoom Recording Link: <https://youtu.be/j3VnZGtnpUs?si=-6aQApdguwFxc4ak>

Meeting Recording: Just a reminder that we have included a reference to the time in the meeting when topics were discussed (ie, **1:08**). Please click on the Youtube link above and scan to the meeting time to hear additional content/more details.

← Homework: This symbol identifies homework that has been assigned to a member of the ORPC, the secretary, or the entire membership.

Reported By: Elise Davis (with help from ORPC Secretary Mark Gallant and David Ross)

ORPC Representatives: Albert Jezyk, Jr. – Elk Township; Joel Brown – Lower Oxford Township; Robert Ketcham, Pauline Garcia-Allen – Oxford Borough; Charles Fleischmann, Scott Rugen – Upper Oxford; David Ross – West Nottingham Township, Samuel Goodley Jr. – East Nottingham. All six municipalities were represented!

Guests: Eileen Butler – East Nottingham; Teri Dignazio – Upper Oxford

Chester County Planning Commission (CCPC) Staff: Mark Gallant and Elise Davis

Chair's Report None at this time.

Treasurer's Report: Paid 2nd invoice on Comprehensive Plan VPP Contract. Checking account balance: \$10,555.05. **0:15**

Intermixed Discussion Items **0:55**

June Meeting Report Comments/Herr's Farm Preliminary Plan. Joel Brown made clarifying comments regarding the June meeting report as the listing agent for the proposed development. (Previous comments made by ORPC membership regarding this subject can be found on the June meeting report on the ORPC website.) David Ross asked if the developer is not withdrawing the preliminary plan, does that determine the timing for the ORPC to submit a comment letter? Mark answered the clock is running for the letter submittal. 90-day period is up August 13, 2024. Eileen Butler asked if studies need to be done on the property regarding protected natural resources. Joel Brown answered, the developer filed a **pending PNDI** (Pennsylvania Natural Diversity Index) search and the only result from the study was the bog

turtles which were not detected on the property. Mark stated the clock started on May 15, 2024, for review letter submittal. A draft letter has been composed for review with initial comments, however, it is not complete.

RES Update. Bob Ketcham gave an update on the Blank Farm site tour the previous Thursday. Bob Ketcham, Kathryn Cloyd from Oxford Borough, Blair Fleischmann from Upper Oxford and Denis Newbold from Stroud Water Research, Jon Kasitz from the RES and three members from the DEP were in attendance. There was a discussion about PennDOT and how they identified the farm for their proposed work in the area. Upper Oxford purchased a piece of the land. Part of the land may have been offered to East Nottingham. There are two farms with a valley where stream restoration work was performed between them. The area will eventually be a wetland forest. The attendees were impressed by all the work that had been done at the site. 9:32

Herr's Farm Preliminary Plan (cont.) Mark discussed a potential timeline for getting the review letter to the ORPC before the 90-day deadline, possibly by August 5th. David Ross asked about the guidelines for the ORPC for producing the letter due to challenges regarding the project and navigating how to handle potential guidance the ORPC gives to East Nottingham. David posed the question of whether or not the developer will grant an extension to East Nottingham in terms of making a decision and if such an extension affects the deadline for the review letter. ~~If possible, for Mark to look at~~ will look into what the membership can or cannot do in that scenario. **←Homework** Mark stated there may be a level of flexibility if the applicant were to request an extension, however, the 90-day turnaround remains as a basic rule. The main concerns have already been addressed in the existing draft review letter, including the land use component and whether the proposal is consistent with the ORPC's recommended strategies for the Commerce land use category. The current zoning allows for industrial use. There are recommendations included that address that type of use in the letter. Mark will look at the Intergovernmental Cooperative Implementation Agreement and the ORPC bylaws to answer David's question and forward those out to membership shortly. **←Homework** Mark stated the best course of action would be to get something out within the 90 days. Charles Fleischmann asked if there was any reason to consider the impact of a potential Rutters on the proposed development? David stated there has been no communication from Rutters regarding any plan in the last few months, and there has only been a few informal meetings with the Planning Commission for East Nottingham with a few documents. No other movement towards a formal sketch plan from Rutters, however. David asked Pauline Garcia-Allen about the borough regarding truck traffic concerns and for her perspective on that front. Pauline commented on the traffic impact study which may be outdated, and the data included which may underestimate the true amount of truck traffic. Would the developer have to redo or resubmit a new traffic impact study if the original was outdated or some information was missed as a part of them going through the process? Charles suggested that an updated traffic impact study be put under recommendations in the

review letter. Mark stated there is a recommendation in the second copy of the draft letter addressing that concern. 15:00

Big Elk Creek State Park PA House Policy Committee Hearing Charles asked if there was any consideration regarding potential traffic generated if the state proceeds with development of the park. Mark heard it was currently on pause. Al added there was a hearing at Avon Grove High School with PA officials regarding the park. Questions at the hearing were aimed at the director such as clarifying the responsible party for designating Big Elk Creek as a state park and not a preserve, and regarding the task of maintaining the park and the potential additions, with budget considerations being a concern. PA officials had worked together to raise funds for maintaining Big Elk Creek as a preserve. Blair Fleischmann had sent out a letter to the director of the task force regarding the park. Eileen stated that she attended the hearing and that a big issue was that agency creep was a concern, and that Senator Dinniman had also mentioned during the hearing. Eileen stated that the advisory board she sits on is trying to minimize agency creep as much as possible. 30:20

June Meeting Report Comments David mentioned his efforts to provide a timeline for the meetings in the past few months for people to refer to specific portions of the meeting recording. David commented on meeting report approvals given that members can make clarifying comments to the report after it had been submitted and asked how to treat that situation. Mark stated the June meeting report will not change, instead include added comments in the July report. Mark reiterated that he would send out the draft review letter on the 5th along with the rules regarding the draft review procedure. The ORPC members will make any suggestions as needed once Mark sends the letter out. ←Homework 35:20

CCWRA Grant Letter of Support The Chester County Water Resources Authority submitted to the ORPC a grant letter of support request for the Chester County Water Infrastructure Funding Feasibility Study. David made some changes to the letter based on similar letters of support submitted in the past. This is a grant opportunity that came at short notice; however, it is an opportunity to obtain funding for important work done by the CCWRA. The members discussed the language used and decided not to make further changes to the letter. Al made a motion to send the letter to the CCWRA. Charles Fleischmann seconded. The motion carried. Al will send the signed letter to Mark for submittal. ←Homework 38:40

East Nottingham Draft Industrial Zoning Ordinance Inquiry Eileen Butler asked about the industrial zoning ordinance and if Mark had the chance to review it. Mark stated he has not had the chance to review the ordinance and is unsure of where the Board of Supervisors are on the ordinance itself. If there are any updates or deadlines, pass them along to Mark. 44:25

Moran Development Pauline gave an update on where things are with Oxford Borough. The developer gave the borough an extension until September 30, 2024 with East Nottingham's extension also going into September. One of the outstanding issues for the borough is how the development will receive water given that eighty-eight homes will be located in the borough

and about 34 homes in East Nottingham. The borough has been working through that with CWA, the developer, and each party's solicitor and it's become a sticking point in the discussions. The responsibility to provide water may be split between the borough and Chester Water, with the borough providing for the eighty-eight homes and Chester Water providing for the rest. The borough has a simple zoning amendment with a hearing going before the council on August 5, 2024, because the current R1 and PD1 cluster development housing height limit is 25ft. This is the only development type that is limited to that height. A simple zoning amendment was discussed with the borough council as the best course of action rather than going in front of the zoning hearing board. David asked if the ORPC has to comment on all zoning or if they just reserve the right to comment on all zoning. Mark answered they have the right to comment, however, with the simplicity of the amendment, no review letter was necessary. 45:34

□ **ORPC Subcommittee Reports** *David and Mark* 48:20

Regional Volunteer EAC – Nothing to report.

Historic Preservation Sub-Committee – Regarding CC250, the committee is looking at 3 sites as individual Interpretive Sites. They have coordinated with Miller Designworks for interpretive signs at each site. At the previous H-Sub meeting, OAHA's Krys Sipple and Carolyn Hess, CCPC's Historic Coordinator David Blackburn, three staff members of Miller Designworks, and several subcommittee members convened at the OAHA building first for preliminary discussions. The group then toured the three proposed Interpretive Sites: Glenroy Preserve, Lewisville Municipal Building, and the Lincoln Community Center in Lincoln Village in which they hosted speakers followed by a discussion at each site. The subcommittee is looking to receive estimates for signage from Miller Designworks. Another goal for the subcommittee is to help OAHA purchasing the building they currently rent so it can serve as a gateway to the southern part of the county.

□ **Multimunicipal Comprehensive Plan update** *Mark and Elise* 52:25

ORPC Website Due to increased traffic on the ORPC website, CCPC deemed the best course of action was to make updates to the current website to make it more accessible to community members interested in ORPC activities. CCPC planner Elise Davis shared and discussed changes made to the ORPC website. A couple tabs were added linking to two of the ORPC's subcommittees: the Regional EAC and the Historic Subcommittee. An additional "Initiatives" tab was added for stormwater management action and any OPRC subcommittee initiatives that can be added in the future. Further changes included mission statements for both subcommittees, meeting report sections for each subcommittee, color scheme changes, added "Options to Get Involved" heading under each subcommittee, and more small adjustments to the overall site for ease-of-use. Mark

discussed having a Zoom meeting with the H-Sub in the near future regarding the website to see if they have any comments on it. This is an opportunity to take advantage of the website to display all that the region and its subcommittees have accomplished (i.e. the grain separator at Glenroy). Initial thoughts and comments are welcome. David stated to make sure that there is interlinking between the ORPC website and municipal website and that there are no broken links. Notably the stormwater management section since it serves a regulatory purpose of meeting annual report requirements.

Public Survey Mark reshared the results for the mini survey that was sent out last fall. Mark sent out the request for ideas for possible questions for the upcoming public survey. Charles sent back a few ideas for questions. Mark shared Charles' ideas alongside a list of possible survey questions. Most questions for the survey will be multiple choice with a couple fill-in-the-blanks. One question that is important to ask is where the resident lives in the region because the answers the respondent gives in the remainder of the survey may differ based on their location. Mark discussed each of the potential survey questions and asked for feedback from ORPC membership. The goal is for respondents to finish the survey in five minutes. The survey should address the broader issues the region should look at rather than specific points. Mark also discussed ideas for distribution of the survey. The survey will be available in both hard copy and online. There needs to be a level of commitment to hand out surveys where possible to ensure an adequate number of responses. Mark stated if possible, he'd like to have a good list of draft questions by the August meeting so the survey can be released by September. Mark asked for the ORPC to take a look at the questions and email Mark any ideas. **←Homework** At the August meeting the CCPC will share a list of draft questions based on feedback received for members to review. **1:00:45**

Existing Conditions Mark shared the in-progress draft of the existing conditions appendix for the comprehensive plan. Mark stated the existing conditions are important to justify the policies that will be stated in the plan chapters. There will be multiple photos throughout the document. Another goal of the appendix is for it to be user-friendly so readers can easily reference certain text in the plan. Charles also added feedback based on topics that were not originally in the appendix such as acres taken out of agriculture production which were highlighted throughout the document. Charles expanded upon the recommendations he added to the document. Most of the narrative text in the appendix will be the same from the original comprehensive plan with some updates. The data presented in the document will be updated from the original plan. The maps will also be updated to reflect current conditions in the region. A glossary will also be added to the appendix for ease of use. Mark's goal is to have something to send out to ORPC membership for review by the August meeting. **1:19:50**

Action Items Mark will be in touch with the information discussed during the meeting. **←Homework 1:56:15**

Next ORPC Meeting: August 28, 2024 via Zoom.