



ORPC Oxford Region Planning Committee

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

May 2024 Meeting Report

Date/Time: Wednesday, May 22, 2024 - 7:00 pm via Zoom

Zoom Recording Link: <https://www.youtube.com/watch?v=vKTz7t7tRrg>

Reported By: Mark Gallant, ORPC Secretary (with help from David Ross)

ORPC Representatives: Albert Jezyk, Jr. – Elk Township; Joel Brown – Lower Oxford Township; Robert Ketcham, Pauline Garcia Allen – Oxford Borough; Bill Winand, David Ross – West Nottingham Township. Four municipalities were represented.

Guests: Blair Fleischmann – Upper Oxford.

Meeting Recording: Just a reminder that we have included a reference to the time in the meeting when topics were discussed (ie, **1:20**). Please click on the Youtube link above and scan to the meeting time to hear additional content/more details.

Chair's Report None at this time.

Treasurer's Report: No activity this month. Checking account balance: \$13,615.05. **0:25**

Municipal Updates *Planning Committee* **1:20**

Oxford Borough – Plans are moving forward for the properties impacted by the fire. The Borough has been working with the property owner (there is now one owner of all five parcels) and the theatre stakeholders. The five properties will become two: one larger parcel to accommodate a mixed-use development and one parcel for the theatre. The Theatre is being planned as a two-venue theatre: one larger theatre to seat between 150 and 200 people and a smaller theatre (size undetermined). Click on the Youtube video for additional details about the future of Downtown Oxford including the theatre and pedestrian facilities (sidewalks).

Pauline also shared that she has had recent conversations with Chester Water Authority (CWA) and Senator committ'a's office about water service, including Oxford Area Recreation Authority's (OARA) goal to connect to water service, but shared the following: 1) A few years back, PennDOT indicated they were open to accommodating a water line across the Locust Street Bridge when it is rebuilt as part of the Route 1 improvements, this may be more difficult than originally thought. 2) A municipal agreement states that the Borough will provide water service to the Regional Park, but

the most the Borough could do is provide water connection to the OARA properties that are in the Borough. If the Borough were to provide water service to the OARA facility in East Nottingham it would come under the regulation of the PUC. For more information about future water service to the OARA properties and the potential involvement of the CWA, please click on the Youtube video.

The Borough was awarded it's police arbitration and is planning a public open house to present proposed changes to their Zoning Ordinance on June 13th.

□ **Herr's Farm Land Development** *Planning Committee 9:25*

A preliminary Plan has been submitted to East Nottingham Township for a land development on parcels 69-6-177 and 69-6-179. They are both located in East Nottingham's Industrial District. The submission involves four distribution warehouses that total 1,125,000 square feet and 1,132 new parking spaces. The proposed use is located in the Commerce land use category of the Region's Future Land Use Plan. David heard from Sam Goodley that the applicant requested relief from the Township's 35-foot height limit suggesting that "modern" warehouses require at least 50 feet.

The following discussion that took place at the April meeting is included here as truck traffic and parking will be part of the discussion for the Herr's Farm proposed development:

West Nottingham (WN) – working on a truck stop ordinance in response to inquiries about the Kimble Farm (located to the west of Route 272 near the U.S. Route 1 interchange). Convenience store chain Rutters would like to open a facility in this location. WN's concerns: 1) Rutters is not interested in prohibiting overnight truck parking and WN's police would have to enforce this rule and 2) Rutters often promotes internet gambling in their facilities and that does not reflect the Township's goals. WN has proposed to permit truck stops in their Industrial district and the draft ZO amendment was forwarded to the County's Act 247 Review Division.



A typical Rutter's Convenience Store

□ **Moran Development** *Planning Committee 13:10*

The ORPC Review Letter was sent on May 10. The applicant submitted a letter responding to Oxford Borough's engineer's comments. While the applicant is hoping for approval of the preliminary plan in July, Pauline said that does not sound feasible given the number of outstanding issues including the source of water for the proposed development. Please click on the Youtube video for more details regarding the outstanding issues related to the Moran Development.

□ **ORPC Subcommittees** *David and Blair* 15:15

Regional Volunteer EAC – David referred to the May First Friday event as the most successful for the EAC to date. Julia Earhardt (OMI Director) was very supportive. The EAC partnered with the Octorara Watershed Association (OWA) and the Elk Creek Watershed Association (ECWA). ECWA had a workstation where kids could come and plant a seed in a dirt plug that they could take home and plant. OWA had a couple of water tanks with micro-invertebrates. This resulted in a constant flow of kids and adults checking out the displays and giveaways. In June the theme will be “June in Bloom” and the EAC will be doing a tree and shrub giveaway and will gather names and emails for future contact.

Riparian Rangers Training: On June 1st, working with the Alliance for Chesapeake Bay and Master Watershed Stewards, a training session will be held on June 1st to enable volunteers to inspect and review tree plantings to ensure that they are being adequately maintained. The training session will take place at 8th and Broad Streets (Chamberlain Nature Park) in the Borough where the first riparian buffer planting took place in 2018.

Historic Preservation Sub-Committee – The H-Sub has been meeting to zero in on three interpretive sites that will tell the story of the evolution of agriculture in the Region: Glenroy Preserve, Old Stone Cider, and Lincoln Village. We hope that this will bring support to the acquisition of the OAHA building on 5th Street in the Borough. Blair attended the Mason Dixon Connectivity Plan public workshop and wanted to ensure that ORPC and Mason Dixon Taskforce representatives continue to coordinate moving forward. The H-Sub is preparing a presentation for the upcoming CC 250 Committee Summit on June 7th. Kryss Sipple and Don Cairns will present on behalf of the Region and their goal to represent the County’s agricultural theme during the 250th celebration in 2026.

Please click on the Youtube video if you would like to hear the complete recorded conversation.

Next ORPC Meeting: June 26, 2024 via Zoom.