



ORPC Oxford Region Planning Committee

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

June 25, 2025 Meeting Report

Date/Time: Thursday, June 25, 2025 - 7:00 pm via Zoom

Zoom Recording Link: https://youtu.be/zc_d9W8efQo Video Length 53:44

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.

Note: This month, the Zoom recording was not started until after the municipal updates. So please let us know if we missed any details on the municipal updates. Also, Mark's internet was in and out throughout the meeting so there are some dead spots, 7:48 to 15:24, 29:05 to 31:57.

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

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

ORPC Representatives: Kathryn Cloyd – Oxford Borough; Al Jezyk, Jr. – Elk Township; Joel Brown – Lower Oxford Township; Charles Fleischmann, Scott Rugen - Upper Oxford; David Ross - West Nottingham Township.

Regular Attendees: Eileen Butler – East Nottingham Planning Commission; Justin Lytle, TMAAC.

Chester County Planning Commission (CCPC) Staff: Mark Gallant

Meeting Report Approval: May 28, 2025 Public Open House

Chair's Report: None at this time

Treasurer's Report: No recent activity. Checking account balance: \$17,092.00.

Municipal Updates and More: **ORPC Membership**

Upper Oxford Township: They believe they have a solution to chronic flooding on Old Limestone Road. Progress continues on the solar ordinance.

Oxford Borough. Proposed timeline for consideration of the updated zoning and subdivision and land development ordinances:

- Early July Draft copies of the ZO/SLDO provided to both the Borough Planning Commission and Borough Council.
- July 21 Borough Council to approve for posting and advertisement. 45-day period for Chester County Act 247 review – Submission to ORPC.
- July 22 Planning Commission meeting to review and comment as discussed in previous meetings.
- August Post properties and required notifications/advertise hearing
- Sept. 8 Borough Council meeting – adopt new ordinances.

Region The CCPC Board holds an “on the road” meeting every year. This year they will be touring the Oxford Region and holding their meeting at Oxford Borough Hall.

Post Meeting Follow-up: The tentative tour stops and guest speakers include: Oxford Borough Hall, the parking garage, and site of the fire and Niblock Alley with Pauline and Kathryn; OAHA with Krys Sipple; Lincoln Village with Blair Fleischmann; Preserved farm tour with Sam Goodley; Herr’s visitor’s center; and the Herr’s Farm site.

East Nottingham Drafting solar and subdivision and land development ordinance.

West Nottingham They have been told to expect a zoning hearing board application for variances relative to a proposed truck stop.

ChristianaCare grand opening of the West Grove Campus is on July 25th and appears to be open to everyone.

☐ **Herr’s Farm Preliminary Plan** *ORPC Membership*

The 2025 Herr’s Farm Preliminary Plan compared to the 2024 version of the Plan:

	2024 Plan	2025 Plan
Buildings:	four	three
Square Footage:	1,120,000	940,640 (84% of the 2024 Plan)
New Parking Spaces:	1,132	941 (83% of the 2024 Plan)

The discussion on the 2025 (there was also a Preliminary Plan submitted in 2024) Herr’s submission begins at 0:00. Mark reminded the membership that the 2024 ORPC Review Letter, that was forwarded to East Nottingham in October of 2024, included additional comments beyond the required comparison to regional land use strategies. Mark asked the group if the fact that there is one less building on the site would impact the comments from the October 2024 letter? Charles Fleischmann shared that the comments in the October 2024 letter “still hold.” The group seemed to agree that the impacts are the same.

Eileen shared that there was an updated traffic impact study (TIS) submitted and went on to say that we should carefully review the size of the three proposed buildings. Mark will contact Rachel at East Nottingham to inquire about an updated TIS and will forward it to the ORPC membership and Oxford Borough and West Nottingham for their review, as requested. David continued and asked Mark to check in with Rachel to see what other components may have been submitted with the package, including any updated environmental reports. ← Homework.

Note: Please contact Mark if you would like him to send a copy of the ORPC's 2024 Herr's Farm Preliminary Plan Review Letter.

While consistency with recommended strategies for our Commerce Land Use category is worked into the discussion in our 2024 review letter, David Ross recommended we specifically reference status of consistency in its own section early in the 2025 letter.

Eileen said that she and Joe Mara have been attending Planning Commission (PC) meetings around the region and invited others to attend the East Nottingham PC meeting scheduled for July 28 with the goal of becoming "more unified" as a Region and to open lines of communication between communities.

The ORPC agreed that they would put off further discussion to the July 23rd meeting (the agenda is going to be pretty heavy) and through email, and rely on Mark to get information out to the membership in the coming weeks leading up to the July 23 meeting.

Post meeting Follow-up: The 90-day clock is up on August 17, 2025, but the applicant is expected to ask for an extension. Please note the ORPC will meet two times before August 17th, on July 23 and August 7.

☐ ORPC Sub-Committee Updates *David Ross and Mark Gallant 25:32*

Regional EAC: Extremely successful tabling at First Friday on June 6th. In a partnership with the Brandywine Conservancy and Octorara Native Plant Nursery, they gave away all but 20 native trees and shrubs as a result of a busy walk up traffic. Donations collected added up to \$249.00 and will be donated to the Borough for future plantings. Lesson learned: Asking for donations can be more effective than defining a price. Thanks to volunteers from Penn State Master Watershed Stewards. **June 7th** Watershed education at the Octorara Reservoir. Tabled at Glenroy for the Oxford Library Fishing Tournament.

June activities went a long way to meet MCM1 responsibilities.

Historic Subcommittee: Interpretive signs have been forwarded to the manufacturer!

❑ **Multimunicipal Comprehensive Plan Update – Public Open House** **Mark Gallant 34:00**

Mark reported that the CCPC is close to hiring a Planner 3 that will be assisting with the ORPC Comp Plan Update. In the meantime, he is working with a Summer intern who is working on data collection and related GIS mapping.

We are currently working on existing conditions and plan chapters for parks, recreation, and open space and multimodal transportation. These materials will be forwarded to the ORPC membership for your review prior to the July 23, 2025 ORPC meeting.

Public Open House Mark started off by thanking Eileen for suggested the Penns Grove Middle School cafeteria as the location worked out very well. He was very pleased with the turnout and the level of discussion that took place at the meeting on a decidedly cool and rainy night. Mark asked the other members of the ORPC that were in attendance to share their experience and/or takeaways.

- Charles chatted with a couple who were glad to know that we are pulling the public into the conversation.
- Charles and Mark heard several people who asked to continue to be informed as to the Plan’s progress.
- Everyone agreed that the food, provided by Blair and Charles, was a big hit!
- Eileen said that a person had asked her about the stormwater impacts associated with development and do we take the cumulative impact into consideration? Eileen remarked that we should be looking at things on a watershed level. Eileen was excited to share that people can go to municipal meetings and offer their two cents. She felt strongly about encouraging people to participate in the public process.
- Justin Lytle, TMACC, grew up in southern Chester County and was very excited about the Open House and shared that it is a good feeling to engage in the public process.
- Al shared that anytime we can open lines of communication is a positive outcome.

Station 1

Survey Results

Land Use

A selection of **Survey Results**

- 86.80%** of respondents are Resident Property Owners
- Of those who responded, **41.7%** are Adults, 30 to 54.
- 23.4%** of respondents have lived in the Oxford Region for 21-30 years, **31.3%** for 31-50 years.
- 21.8%** of respondents chose to live in the Oxford Region for the Attractiveness and/or Character of the area.
- East Nottingham had the highest number of respondents at **39.4%**.
- The top answer when Respondents were asked to describe the Quality of Life in the Region was Very Good at **55.4%**.
- 60.8%** of respondents said they live next to a farm, **31.8%** said they did not live next to a farm, and **6.9%** said they lived on a farm.
- The vast majority (**93.6%**) of respondents said they live in a single-family home.
- Of the respondents that answered the question, **32.5%** said that we have enough affordable housing, **40.1%** said we need more affordable housing, and **26.4%** said they were not sure.

Land Use Goal
Provide for orderly growth and development, where appropriate and supported by necessary infrastructure, while protecting natural, cultural, and open space resources that define the Region's rural character. Promote environmentally and economically sustainable agriculture and the Region's agrarian character through the protection of the farming industry, conservation of agricultural soils, and expansion and maintenance of agriculture as the primary land use in the Region.

Housing Goal
Encourage a variety of housing options, at densities and price points appropriate for the diverse and growing population of the Region in accordance with existing or planned infrastructure, with a focus on affordable housing.

Land Use and Housing Objectives

1. Continue to promote the preservation and expansion of the agricultural industry by ensuring the viability of agriculture as a way of life, a commercial enterprise, an important source of open space, and a component of rural character.
2. Continue to protect farmland and prime agricultural soils through preservation efforts (conservation easements), land use regulations, and/or the implementation of appropriate land use tools such as conservation development, effective agricultural zoning, and transferable development rights (TDR).
3. Accommodate non-agricultural development that is appropriate in scale and intensity and located in designated growth areas where adequate infrastructure exists (or is planned for expansion) and encourage the location of compatible land uses or transition zones to reduce the potential for nuisance conflicts.
4. Support sustainable land use practices within the Region and ensure that proposed development respects the existing site conditions.
5. Recognize historic borough as a major population center in the Region, target needed resources to existing neighborhoods, and ensure municipal regulatory documents encourage a sustainable approach to neighborhood design.
6. Coordinate land use and utility planning efforts between the Oxford Region's municipalities and utility service providers (OAG, OAG, etc.) to ensure effective, consistent, and cooperative infrastructure planning throughout the Region and the provision of adequate supplies and facilities for current and planned future needs.
7. Coordinate planning efforts regionally with the Oxford Area School District (OASD) to accurately assess their own planning and planning for population growth of the school age population and associated housing needs.
8. Support the development of a mix of quality, affordable, and easily accessible housing options, with increased opportunity for multi-family housing, social amenities, proximity to job and commercial centers (including agricultural operations) consistent with long-term public transit goals in designated growth areas for workers in all sectors.

Wanted Lessons:

Affordable Housing: Affordable housing is housing whose mortgage payment is no more than 30% of household monthly income.

Conservation Development: A development design approach that combines an open space and development designed using best natural, social, cultural, and agricultural values.

Sample Display Board

In terms of updating the draft goals and objectives based on what we heard at the Public Open House, Mark said that he will adjust the goals and objectives, as necessary, when we present the plan chapters moving forward. While he admitted that there was a

lot of information on the display boards (see above), many of the guests had received the draft goals and objectives before the meeting and generally seemed to be ok with them.

Public Comment None at this time.

Next ORPC Meeting: July 23, 2025.