



ORPC Oxford Region Planning Committee

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

July 23, 2025 Meeting Report

Date/Time: Wednesday, July 23, 2025 - 7:00 pm via Zoom

Zoom Recording Link: https://youtu.be/k_E7oSiYCa8 Video Length 2:00:52

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: Nina Weisblatt (with help from David Ross)

ORPC Representatives: Kathryn Cloyd, Pauline Garcia-Allen – 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.

Chester County Planning Commission (CCPC) Staff: Mark Gallant, Luis Rodriguez, and Nina Weisblatt

CCPC Update

Mark Gallant introduced two new Chester County Planners, Luis Rodriguez and Nina Weisblatt. Nina will be working with Mark moving forward on the regional plan update and Luis will be assisting as his schedule permits.

Meeting Report Approval: June 25, 2025

Chair's Report: None at this time

Treasurer's Report: Mark stood in for Bob Ketcham and reported the next installment check for the county just passed the second quarter and has been written for \$3,600. Checking account balance: \$14,032.81.

Municipal Updates and More: ORPC Membership

Oxford Borough: **4:45** Update on the regional police services study with PennDOT, East Nottingham, Upper Oxford, and Londonderry. They had an official kick-off meeting with people at the PA Department of Community & Economic Development (DCED). They have chiefs Joe Kushner and Jerry Simpson as their consultants.

Currently: The municipalities are all collecting/ providing information.

Next Steps: Ideally they should have a study back to them by the end of summer/ early fall. Study will include looking at full regionalization models by looking at each municipality. They will get **per capita** estimates on the full regionalization model.

In The Future: Second phase would include other contracting options depending on who expresses interest in phase one.

West Nottingham: **7:00** They received the application for variances for a Rutters Truck Stop on July 9th. They have since scheduled the zoning hearing board meeting for August 27th. The planning commission will meet on August 5th to see if they will have any recommendations for those variances. They are proposing the truck stop will fall within the township's "convenience store" classification, which is a by-right use. One of David's primary concerns: Will it be consistent with the land use and density specifications set forth in the comprehensive plan? It will need to be submitted by the township for an ORPC for review as it may not meet the ORPC's thresholds for a Development of Regional Significance and Impact.

Lower Oxford Township: **18:35** Along with partner, Chester County, they preserved a 30-acre farm at the end of June located at Jackson School and Union School Rd. Mark asked Joel to send him the UPI to update the current map for the comp plan. **← Homework.**

Herr's Farm Preliminary Plan ORPC Membership

The discussion on the 2025 Herr's Preliminary Plan submission begins at **19:18**. Mark begins by showing the updated draft review letter that the committee had received and had time to review. Eileen sent comments over for the ORCP to consider and Mark asks Eileen to present her comments:

Comment #1:

Eileen asked the board what the value was of having the sentence "*With that said, the ORPC membership does recognize that the Herr's Farm Preliminary Plan is being proposed on parcels that are located in the East Nottingham I-1 Industrial District.*" Kathryn agreed and said it was not necessary. Mark said he will remove this sentence. **← homework.**

David brought up the recommended strategies for the commerce land use category. He asked if the strategies actual say that lots can only be ½ to 2 acres and described it as "limiting." Mark agreed, but explained that it was developed specifically for commercial and institutional facilities and not to include industrial uses. The ORPC decided to come back to this conversation later in the Plan update.

Comment #2:

In reference to the discussion on truck stacking, Eileen noted that CCPC said that the Old Baltimore Pike right-of-way was not adequate for the development and a 100 ft right of way is what is needed. Charles Fleischman and Joe Marra said that if CCPC made that assessment then it needs to be included in the ORPC review letter. Mark said he would add this assessment into the review letter. [← Homework.](#)

Comment #3

The ORPC membership does recognize that the railroad was originally designed to pass through existing farmland. Eileen discussed how this would no longer be farmland, and we should utilize all of our efforts to access the rail line. She is unsure what the point of the paragraph was if not to explain how this would no longer be farmland. Kathryn said that was an excellent point. Mark asked the board if he should delete the last sentence or add an explanation as to the future, or lack thereof for the farmland. Kathryn asked what the suggested language was, and Eileen restated her comment, *considering this will no longer be farmland every effort should be made to access the rail line.* Mark said he was going to work in Eileen's comment. [← Homework.](#)

Letter Structure

Eileen asked if there was a way to say what the bottom line of each comment is to be more concise. Mark asked the committee if they would like him to reorganize the letter's structure to clearly outline what the ultimate point is of each comment. Charles asked if mark and Eileen could both work on it. The group wants Eileen and Mark to both work on the letter [← Homework.](#)

Zoning Ordinance Update

It should be noted that the East Nottingham Township Board of Supervisors are considering... [← Homework.](#)

Natural Resource Protection

Eileen said that only 2/4 members have signed the PNDI for 2025. Therefore, US fish and Wildlife services have not processed the request for the bog turtles. DCNR has not provided input yet either. Mark to update the language that the most current PNDI has not been released. [← Homework.](#)

Eileen, proposed saying, discussion in ORPC meetings have raised issues over the accuracy of the mapping the property as part of the Oxford Airport Natural Heritage area. The applicant should consider requesting the agencies that make up the PA natural heritage program to conduct soil/flora/ fauna survey of the property to determine accurate boundaries of the Oxford Airport natural Heritage Area before the provide their input on potential impacts to the Natural Heritage Area.

Joe said the state map identifies this area as serpentine. David said that it's incorrect because it has large portions of East and West Nottingham mapped as serpentine. Mark will make changes on information he is clear on. Eileen will make changes on text pertaining to Natural Resources

Mark put up both statements for the committee to compare. David proposed taking out both of the paragraphs because it is up to the state to determine whether land is serpentine or not. Al agreed and elaborated that we should wait until things are certain rather than relying on what we "heard". Mark to delete paragraph and sentence below entirely. Add in how the "region is unsure how this plan can be put forth if it's still waiting on the formal review [← Homework](#).

Developer has not asked for an extension- ORPC needs to make a decision before the deadline on August 17th, however, board meeting is early September 9th

ORPC Mini Survey

Mark to replace this section with information from the updated comprehensive survey. [← Homework](#).

Bottom Line: Mark is going to begin to do the reviews and the formatting and then will send to Eileen. They will get the letter back out before the ORPC meeting on August 7th. [← Homework](#).

ORPC Sub-Committee Updates *David Ross and Mark Gallant*

Regional EAC: [1:01:25](#)- David Ross said he will be working in the month of August on drafting a Annual Report to their three MS4 Muni to be included in their Annual Reports. Looking ahead, they have another tree shrub give-away at First Friday in Oxford in October.

Historic Subcommittee: [1:02:34](#) Blair is heading up to the Pittsburgh area on Friday to pick up the interpretive signs! Mark noted that subcommittee collected the grain separator and they got an estimate on getting it working again. While it's a busy time right now, they will be looking into fundraisers and collaborating with Glenroy Preserve and the Oxford Area Foundation on where it can be permanently displayed.

Multimunicipal Comprehensive Plan Update [Mark Gallant 1:03:45](#)

Timeline for distribution of Plan Materials (existing conditions and plan chapters):

Topic	Distribution Date	Meeting to Discuss:
Parks, Recreation, and Open Space	August 1 st	August 7 th
Multimodal Transportation	August 20 th	August 27 th
Community Services and Facilities	August 28 th	September 4 th

CCPC will be giving three more chapters to review within the next month and a half. So, the homework we have been promising will be coming soon.

Right now, the CCPC Team are doing overviews of the existing Condition and chapter recommendations for Parks, recreation and Open Space. The following information includes action items and questions either posed to or from the board. Full summaries of the chapter will be available in the next meeting after it's been revised

Existing Conditions

- Existing Conditions will all be appendices in the plan
- Language/ information is up to date for some.
- Checking on National Recreation and Park Association (NRPA) standards to see if standards are up to date

Meeting Follow-up: NRPAs 1996 park standards are the most current and commonly used standards.

Updated Parks, Recreation, Sidewalk, and Trails Map

- Charles asked if CCPC would be putting the surrounding municipalities parks on the map and Mark said he would look into it and that it may be a possibility [← Homework](#).

Traditional Recreation

- Charles wanted to make sure equine information was included. Mark made a note and will revise accordingly. [← Homework](#).

CCPC Team Question: From an overall policy of the region: While ag protection is important in its own right and is a part of the Ag industry does this group consider ag as part of open space?

- Charles says it depends on how you define open space.
- Pauline asked will types of agriculture be defined?

Mark will come up with definitions for types of open space. [← Homework](#).

Scenic Viewshed

Eileen asked about conservation easement of a scenic viewshed and asked if CCPC could "count those." Eileen suggested we look through township deeds to find where the view sheds are located. Joel pointed out that you would not find scenic vista explicitly anywhere in the deed. Charles said he would look back and see where conservation easement is. [← Homework](#).

Al asked where we would see forest cover and wanted to have a map feature where you could demonstrate where all of the tree cover is. [← Homework](#).

David agreed and encouraged multiple types of maps because we want our existing conditions to serve us when we are trying to enact our objectives.

ORPC wants a map that shows all of the open space priority parcels [← Homework](#).

In **East Nottingham** there are a number of errors. Mark will be double checking the list of UPI. [← Homework](#).

Mark is going to send the verified list to Joel Brown and Eileen [← Homework](#).

Draft Plan Chapter

- Pauline said that they have set up a meeting with Oxford Boro and PennDOT about the Locust St Bridge to talk about the route 1 project. They anticipated that it would go out to bid in 2027. Pauline will let us know about timing on pedestrian connectivity.
- Charles asked about multi municipal maps and how to encourage them to get done. Mark explained that it will be fueled through the VPP program and Eileen said she will provide updates from the open space committee in East Nottingham
- Mark suggested to keep regulatory language in one recommendation and bullet the possible updates. Mark has visualized this being in every planned chapter. This would make it so the municipality can reference it easier. Charles said it was worth a try.
- Pauline said OMI is working on doing a strategic plan and they just conducted a survey on events. They found that a lot of their events are patroned by the entirety of the region not just the borough. Recognizing its regional reach.

Draft Recommendation 7.9

- Proposed an idea of a regional open space committee?

Public Comment: None at this time.

Next ORPC Meeting: August 7th at 7:00 pm via Zoom.