



ORPC Oxford Region Planning Committee

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

2nd Draft

August 7, 2025 Meeting Report

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

Zoom Recording Link: <https://youtu.be/5ph-9FoCKxQ> Video Length 1:49:56

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: Pauline Garcia-Allen – Oxford Borough; Joel Brown – Lower Oxford Township; Charles Fleischmann, Scott Rugen - Upper Oxford; David Ross - West Nottingham Township.

Regular Attendees: Eileen Butler – East Nottingham Planning Commission. Blair Fleischmann- Upper Oxford. Donna Crosson- West Nottingham Democratic Committee.

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

Meeting Report Approval: July 23, 2025

Chair's and Treasurer's Report: None at this time

Municipal Updates and More: *ORPC Membership*

West Nottingham: 3:48 The zoning hearing board meeting for the proposed Rutter's truck stop application is scheduled for 6:30 at the Herr's Visitors Center on August 27th. Therefore, West Nottingham representatives will not attend August 27th ORPC meeting.

Upper Oxford: 4:22 V892 bridge below Homeville out of service and detours are in effect.

Herr's Farm Preliminary Plan ORPC Membership

The discussion on the 2025 Herr's Preliminary Plan submission begins at 5:38. Mark begins by showing the updated draft review letter that the committee had received and had time to review.

Mark explained how he restructured the letter to highlight the finding and then the discussion surrounding the finding. Clarifying some of the structural concerns mentioned in the previous meeting.

Natural Resource Protection:

- Eileen made some recommendations to make it more accurate.
- Charles shared that all sizes of uses do NOT have to be accommodated, only those proportional to the area. ~~asked if anybody tried to raise the question about all uses and all size needed to be included in the Municipality to push it through. Mark said that wasn't brought up to his knowledge.~~
- The committee agreed that they were happy with the letter, Charles filed a motion to approve the letter and Pauline seconded it. Mark said CCPC will work together to get everything finalized and sent out the week of August 11th.

Meeting Follow-up: The Herr's Farm Preliminary Plan review letter was sent to East Nottingham on August 15th.

ORPC Sub-Committee Updates *David Ross and Blair Fleischmann*

Regional EAC: 11:55- David discussed how the EAC is making a plant, tree, and shrub list for the October First Friday. They are partnering with the alliance for Chesapeake Bay and are close to having identified all the plants that they want to order. They will be producing the MS4 updates for their permittees by early September

Historic Preservation Subcommittee: 13:04 Blair attended the self-guided Oxford town tour. She was able to see the interpretive sign displayed at OAHA; however, they are not going to install the sign until they have the acquisition of the building. Blair asked Joel about Harmony Grove school and Joel didn't have any familiarity with it. It is currently known as the battleground ministry.

Multimunicipal Comprehensive Plan Update *Mark Gallant 20:35*

Existing Conditions

- Mark explained that generally language was updated but terms that have remained relevant since the 2012 plan is kept in.
- The CCPC team will be taking a trip out to the region to take updated photos.

Updated Parks, Recreation, Sidewalk, and Trails Map

- Charles asked if the whole size of the park could be indicated in the table and Mark said he would include it. [← Homework](#).
- David Ross suggested adding Peacedale to the Park and Rec facility list. Mark will update the list [← Homework](#).
- **Note:** To Include another parcel of OARA state park located in Oxford Borough
- Oxford Borough: Council members are interested in the opportunity to get a pedestrian walkway or a sidewalk over the redeveloped bridge at Locust Street to get to the OARA Regional Park. They are also interested in the possibility of a water line being put there. They met with representative Lawrence, and they got an update from Penndot that there is a lot of work that needs to be done with West and East because if they put in trail then someone needs to be maintaining it. However, there is going to be a specific recommendation to continue to promote the connection between the borough and the rec facilities. We will expand that strategy to include that language to promote the trail [← Homework](#).

Elk Creek State Park

- Eileen said that the advisory committee has a set amount of time to review the report and provide comments and in two months their decision will be finalized. This will be checked up on and included in the chapter.

Park Master Plan

CCPC Question: Has anyone seen or reviewed the OARA park master plan?

- Eileen said there was an open house a few months ago for the plan and it seemed to be only a handful of people there. Pauline agreed and said they had two public meetings, and it hadn't been super well-advertised and were having trouble engaging the municipalities. Mark proposed inviting them to a meeting to get them more involved in the comp plan as well as have us learn about their master plan. Mark will invite them to the next meeting and put them on the mailing list [← Homework](#).

Park Master Plan

- David asked where we are going to put events such as town tours. Mark added that those things would be included in the cultural and historical chapter. But emphasized that there is a crossover between a lot of these topics.
- Mark will add information about the Oxford Education foundation [← Homework](#).

Open Space Categories Figure 6-I:

- The county is updating the additional parcels provided by Joel and East Nottingham, this will be reflected in the graph.

Draft Plan Chapter 7 1:32:05

- Charles asked if these maps would be of regional significance and thus should they encourage multi-municipal cooperation, especially for adjoining communities? Mark

said that this should be a concerted effort and something that could be included as a recommendation.

- Look towards having an in-person meeting where the committee gets together and looks at the maps and has a chance to mark them up and see if anything is missing.
- With the meeting report: we will offer a timeline for people to respond to the current updated and continue to send out pieces for feedback from the committee.

Revised Comp Plan Schedule

- Between distribution date and the subsequent meeting committee members are tasked with reviewing and providing feedback

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

Topic	Distribution Date	Meeting to Discuss:
Multimodal Transportation	August 20 th	August 27 th
Community Services and Facilities	August 28 th	Sept 4 th

Meeting Follow-up: The following revised dates have been agreed upon:

Multimodal Transportation	August 29 th	Sept 4 th
Community Services and Facilities	September 17 th	Sept 24 th

Public Comment: None at this time.

Next ORPC Meeting: September 4th via zoom