



ORPC Oxford Region Planning Committee

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

1st Draft

October 22, 2025 Meeting Report

Date/Time: Wednesday, October 22, 2025 - 7:00 pm at Southern Chester County Emergency Medical Services, Inc (MEDIC 94) facility in Penn Township. We were invited to hold a meeting at the new facility by Bob Hotchkiss.

← 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 Township Historic Commission.

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

Meeting Report Approval: September 24th, 2025

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

Municipal Updates and More ORPC Membership

Oxford Borough: Pauline updated the group that they are on the final design step for Niblock Alley. They are coordinating their efforts with the redevelopment of the fire site. The sketch plans for the redevelopment were presented to the board and the mixed-use development will be called Kings Crossing. They are also finalizing their updated ZO and SALDO to be considered for adoption in December. Their PRP was approved and are now one of three in the region to have one.

East Nottingham: East Nottingham kicked off their official map and hope to be completed in the next 7-10 months, by the Brandywine Conservancy.

Lower Oxford: Joel updated the group that they are in the process of updating their ZO.

West Nottingham: David shared that their planning commission has been asked to look into data center ordinances.

CCPC Staff will share the East Vincent Ordinance with the group when available. ←
Homework

A land development for solar panels is moving forward before the solar ordinance goes into effect, but the developers are abiding by the standards set out by the planning commission.

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

Regional EAC: David shared that 1st Friday was a success and they gave away almost all of their native plants. The conservation district ran a study on mushroom composting however it's not considered an agricultural use. USDA is circulating a draft report opening up the possibility of making federal funding for stormwater control measures available to the mushroom composting industry in southern Chester County. CCCD was the sponsoring local organization for the study of the impact of mushroom operations on five watersheds, including the Octoraro, Little Elk and Big Elk Creeks. The recommended program would direct \$9.5 million of federal funds matched with \$2.9 million of recipient, state and NGO cost-share. The comment period ends October 30 for the draft report, which is available at https://www.nrcs.usda.gov/sites/default/files/2025-09/Heather-PA_PlanEA_Chester_Public-508_complete.pdf.

Historic Preservation Subcommittee: OAHA is going to have an open house Sunday November 16th 1:00 pm- 4:00pm. Blair shared that the group was gearing up for the Chester County Board Tour and that all of the historical signs have been delivered and are up where they are allowed. The group is planning to move forward to get the grain separator up and running but are looking into funding sources

○ **Multimunicipal Comprehensive Plan Update** *Mark Gallant and Nina Weisblatt*

Mark Gallant reviewed the mapping for the Open Space Plan, Parks and Recreation Plan, and the Multimodal Transportation Plan

Parks and Recreation Plan Map

- Scott asked if there was any possibility to include a trail from Oxford Region (Elk) to Fairhill. Mark explained it is possible if we plan for it emphasizing the importance of trail networks as well as multi-use (more users, more funding) trails.
- The group discussed the importance of viewing trails and sidewalks as interconnected networks.
- Pauline asked about PennDot trail study on U.S. Route 1. CCPC will get this study from the Borough and add to the plan and map. ← **Homework**
- David asked what makes a trail tier I, II, III and Mark explained that it's usually determined by capacity and ability to receive funding.
- David also pointed out that landowners get very concerned about trails. This is something we should make clear is proposed not funded.

Multimodal Transportation Plan Map

- Charlie discussed traffic calming measures and ways to decide where truck traffic goes. One of the ways he shared was road narrowing.
- The CCPC will add the TMACC and the SCOOT routes to the transportation map. **← Homework**
- Blair asked what the discussion was with PennDOT on how they chose where the park and rides should be located. CCPC will look into finding out this information. **← Homework**
- David asked if this map contains the active transportation plan from Oxford Borough and Mark confirmed that it does.
- David will send CCPC the newly completed 272 corridor study **← Homework**
- CCPC will also add the 896 transportation study. **← Homework**
- When discussing problematic intersections that are constantly talked about David mentioned Cemetery Rd in West Nottingham and the intersection of SR 10 and SR 472 in Oxford Borough. Pauline also expressed the depletion of the borough infrastructure due to truck traffic.

Open Space Plan Map

- To populate the Open Space Plan Map and as requested by ORPC members in attendance, the CCPC Team will be meeting with representatives from Upper Oxford, Lower Oxford, West Nottingham, and Elk Townships. The goal: identify parcels in each Township that should be prioritized for protection. We will meet with each group via Zoom or Teams with GIS mapping with access to Chescoviews and map layers including prime agricultural soils, aerial photography, woodlands, slopes, water features, etc. We will be able to turn those layers on and off to facilitate the discussion and provide the information needed to identify “priority parcels for preservation.” This will enable the CCPC Team to map all parcels that are currently protected alongside those parcels that should be prioritized for protection in the future on the final Open Space Plan Map. **← Homework**
- The CCPC will add the different soil classes, wetlands, steep slopes, etc, to the open space map.
- David emphasized the importance of talking with the farm bureau and making sure the plain sect perspective is heard.
- CCPC will add the OARA Master plan information to the map and plan . **← Homework**
- Pauline would like there to be more connections to Lincoln university this would include pedestrian connections.

Upcoming:

□ December 4th Meeting

- Reviewing Community Facilities Existing Conditions and Strategies

Public Comment: None at this time.

Next ORPC Meeting: December 4th via Zoom