



ORPC Oxford Region Planning Committee

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

May 28, 2025 Public Open House - Report

Date/Time: Thursday, May 28, 2025 - 7:00 pm to 8:45 pm.

Reported By: Mark Gallant

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

Regular Attendees: **Eileen Butler** – East Nottingham Planning Commission; **Blair Fleischmann** – Upper Oxford Historical Commission.

Those names in **red** above also volunteered to participate in the event.

Guests: Chip Benke – OARA; Justin Lytle – TMACC; Phil Harris – Oxford Borough Mayor; Jon Dunkle (Oxford Library); Casey Bye – OARC;

Authorities, Boards, and Commissions (ABC) members: Chris Farmer – East Nottingham Planning Commission; C-Randy Teel – Oxford Borough Planning Commission

Tom Ferro, Dustin and Leslie Sleesman, Pamlea Mason - East Nottingham Township; Donna Elingsen – Elk; Patty McComsey, Robert C. McComsey – Oxford Borough; Teri Dignazaion – Upper Oxford; Dana Katie Arter – Frequents the Borough.

No Affiliation specified: Dana Simpson, Jeff Simpson, Jenna Johnston, Johnny Johnston, Kaye Bortle, Sherrie Robinson, Ted Jazinski.

Chester County Planning Commission (CCPC) Staff: David Blackburn, Geoff Creary, Beth Cunliffe, Mark Gallant, Libby Horwitz, Ryan Mawhinney, and Patty Quinn.

☐ Attendance

Considering the weather conditions (rainy and chilly) and the limited number of potential attendees who pre-registered (about 13), I think attendance was exceptional. I think we easily pushed 40 guests. Please keep in mind that many who attended, did not sign in. The names above represent those who did sign in. Based on the photos below (provided by Geoff Creary and David Ross), there were multiple conversations going at any one time about a number of topics.

□ Stations

The CCPC Team and ORPC volunteers set up seven stations devoted to the survey results and the draft goals and objectives:

Welcome Station: Sign it sheet, “What is a Comp Plan” sign, a participants to-do list, and refreshments (Thank you Blair and Charlie).

Station 1: Public Survey Results and Land Use and Housing goals and objectives.

Station 2: Economic Development and Transportation goals and objectives.

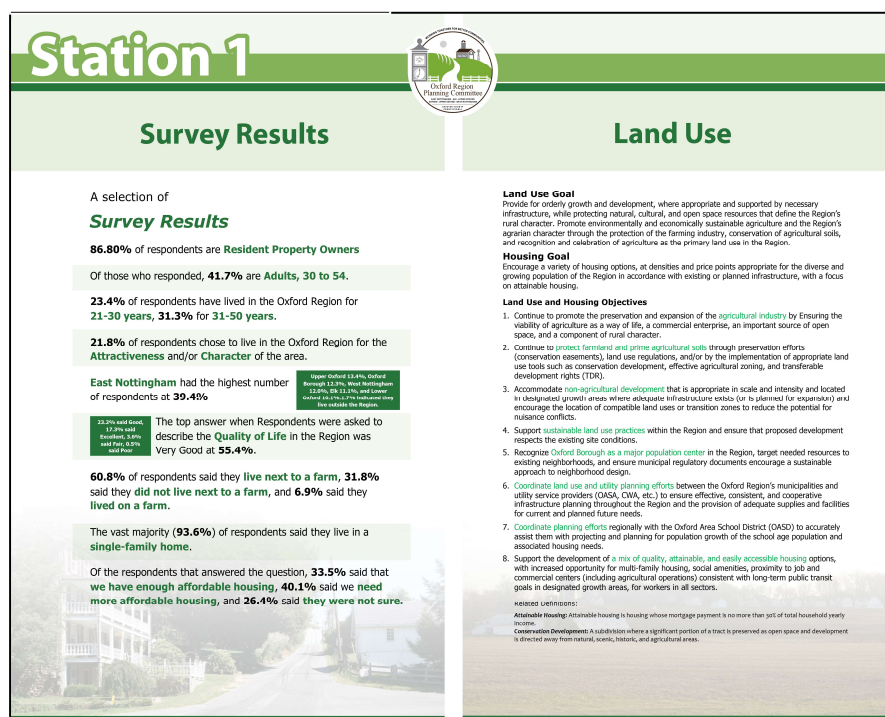
Station 3: Community Facilities and Parks and Open Space goals and objectives.

Station 4: Natural and Cultural Resources goals and objectives.

Station 5: Energy Conservation and Did we miss anything?

Resources Table: Related planning handouts from CCPC.

Sample Display Board



□ Takeaways

CCPC Staff and ORPC Volunteers reported back and the following comments and questions were provided by the Open House attendees (organized by topic area). I have also included the volunteer who heard the comment(s).

Land Use and Housing

- Random comment, “99% of affordable housing is in Oxford”
- Libby overheard a conversation, how can you make affordable housing work when you can’t get under \$1,500 when building new construction?

- Libby had a conversation with two people who discussed (much of this was in reference to the site of the fire)
 - ✓ They like mixed income / mixed age housing
 - ✓ What current restrictions are there for multifamily in the boroughs? (as in are there actually restrictions)
 - ✓ Interested in % for veterans and disabled
 - ✓ Like multiuse areas
 - ✓ What is the price point that's "affordable"?
 - ✓ What are the state supplements to HUD?

Transportation

Patty - Some people had questions about what would be feasible concerning public transportation (why SEPTA will not provide service and who TMACC is).

Patty - One quote from the event that I really liked was, " We need to focus on working together because things like streams don't just end at municipal boundaries".

Cultural and Natural Resources

Eileen – Where's Lincoln Village? I don't know it by that name. Some homes are old and need improvement.

Eileen – When you approve development, do you look at it from a Watershed perspective? Especially as it related to stormwater? Do you consider who's going to be impacted?

Eileen – Someone had a concern about stormwater management and our waterways, the impacts of stormwater to our waterways.

Energy Conservation and Transition (these were all overheard by Ryan (CCPC Team))

- Add an objective for increasing EV charging stations for public use.
- Connect government/public facilities with recycling companies that collect, sort, and manufacture recyclables into products on-site. Example companies: Eco Plastic Products in Wilmington [there are similar companies in Elkton Recyclers, and Sycamore International in West Grove). They also recycle materials that other centers do not (certain plastics, metals, glass). Example products include park benches and parking bollards.
- How will the energy efficiency and alternative energy sources be funded? Rebates are going away.
- Even small-scale solar panels can make a big difference for a home.
- Consider targets- What are we trying to achieve? Is it the county's goal of an 80% reduction in GHG?
- Consider solar canopies that also provide shade.

Blair provided the following comments (via email after the Open House):

Regarding the Cultural Resources Protection Objectives, if we are going to combine #2 with an addition for locally significant historic villages to read as follows,

Collaborate with the municipalities of the Region to update municipal ordinances to prioritize and **protect locally significant historic resources** and identify the villages of the Region that are locally significant and prioritize their protection.

maybe we should say:

Collaborate with the municipalities of the Region to update municipal ordinances to prioritize and **protect locally significant historic resources, including the locally significant historic villages.** ~~identify the villages of the Region that are locally significant and prioritize their protection.~~

As to Objectives #4-7:

#4 - What do we mean by “leverage” the Borough's fire-recovery and Niblock Alley?

#5 - Why have we separated these scenic natural resources from natural resources?

#6 - How would community education efforts and activities protect scenic resources, when scenic resources are not always being protected by property owners (especially those who have been educated)?



Next ORPC Meeting: June 25, 2025 via Zoom.