

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
DECEMBER 5, 2011**

The Upper Oxford Township Planning Commission held their regular monthly meeting at the township building, 1185 Limestone Road, Oxford, PA 16 7:30 P.M. on Monday, December 5, 2011.

Members present: Christine Nibouar, Sam Reyburn, David Underwood, Harold Bryson, Karl Herr and Ronald Ragan, township engineer

Others present: Jane Daggett, Secretary, Jim Fritz, Jeff Swinehart, from Lancaster County Farm Land Trust, Joan and Eugene Gagliardi, Dave Nibouar, Scott Rugen and Charles Fleischmann

The meeting was called to order by the Chairman, Christine Nibouar.

MINUTES – Motion was made by Harold Bryson, seconded by Karl Herr and carried to approve the November 7, 2011 Minutes. MOTION CARRIED.

EUGENE GAGLIARDI – 2 Lot Subdivision and Add-on Plan presented by Jim Fritz from Regester Associates. This is a sketch plan which the applicant proposes to purchase a 50 ft. ROW from Carol Ware to be added to his present acreage. This 50 ft ROW has access to Route 896 and is used by Mr. Gagliardi and also his daughter who lives on the 22 acre property. Mr. Gagliardi is also proposing to subdivide approximately 31 acres from the present 100 acre tract. This new lot would use the 25 foot strip area which would access to Homeville Road. The township has received a review letter from Ragan Engineering. Ron cites Section 402.C.1.c.iv of the zoning ordinance and also Section 1421. These sections would probably require the applicant to obtain zoning hearing approval and also conditional use approval. The Board of Supervisors could grant relief from the Conditional Use Hearing but not the Zoning. Jim Fritz was asking the Planning Commission for their support if the applicant moves forward with the hearings. There was discussion among the Planning Commission members on the procedures which the applicant should follow. Karl Herr thought this was a good move and the project should go ahead with the least amount of trouble. Karl would also be in favor of the Supervisors granting relief. Sam Reyburn stated that he thought the applicant should follow the normal procedures. Harold would like a letter from Tom Oeste stating his opinion in writing.

Motion was made by Karl Herr, seconded by Christine Nibouar and carried to not oppose the Gagliardi project and recommend that it moves forward to the Board of Supervisors with the conditions mentioned in Ragan Engineering review letter. MOTION CARRIED

ADJOURNMENT – There being no further business, Motion was made by Karl Herr, seconded by Dave Underwood and carried to adjourn at 8:30 P.M.

Respectfully submitted,

Jane Daggett  
Secretary