

**Liberty Township, Adams County
39 Topper Road, Fairfield, PA 17320
Planning Commission Monthly Meeting**

March 19, 2019

The Planning Commission of Liberty Township, Adams County, met on Tuesday, March 19, 2019, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Present: Judie Hogan, Chair; Vince Gee, Vice Chair; Barb Ruppert, Secretary; Nancy Wenschhof, Alternate; Dominic Picarelli, Township Engineer

Not Present: Geoff Grant, Rich Luquette

Chair Judie Hogan called the meeting to order at 7:33 p.m.

Minutes: The Feb. 19 meeting minutes were reviewed, with the following addition from Judie: explain Article 112 better by noting that it's a definition. Judie Hogan moved for approval of the meeting minutes as corrected, and Barb Ruppert seconded the motion. Judie abstained from voting because she was not at the February meeting. All others were in favor, and the motion passed.

Public Comment:

None

Old Business:

SALDO Review

Review continued at Article IV, Section 413: Landscaping and Section 414: Recreation Areas. Barb Ruppert explained that Wendy Peck will put the PC's earlier SALDO edits that Wendy took notes on when she was PC secretary into a Word document, using Track Changes. She will then pass the document to Barb to add changes from this meeting forward to it. Township Engineer Dominic Picarello said he probably has the SALDO electronically if Wendy can't find it.

Dom advised, when the PC is finished going through the SALDO, to give it to the supervisors and solicitor to adopt as a new ordinance rather than as a bunch of little amendments. This process will be cheaper, although it has 15 fewer days for the public review/approval process. We do not have to note obvious typos, but, yes, we do need to highlight grammar changes.

Dom recommended that we mention the Well Ordinance, Campground Ordinance and any smaller ordinances that are referenced in the SALDO but not in the ZO, and so should be reviewed/added/approved. Then we should ask the supervisors whether the PC should do the same front-to-back ZO review as with the SALDO, which Dom says can take two years, or turn it over to a consultant to update the ZO and make sure it matches the SALDO update.

New Business:

Campground Ordinance

Township Solicitor John Lisko suggested in an email of 3/1/19 the following change:

With regards to the campsite issue, I suggest we amend the title of Section 412 to read: "Campsites and Camp Units" and add a new Section 412.2 that reads as follows:

"412.2 All camp units regardless of the number of camp units on a property are required to comply with the following:

- a. A land use permit shall be obtained from the Township Zoning Officer.
- b. All camp units shall provide for adequate disposal of sewage generated on the property in compliance with all federal, state and local regulations.
- c. The term of a camp unit permit shall be fourteen (14) days or less."

There may be additional requirements that other Township officials may deem necessary. If so, they would be listed as d, e, etc.

The PC asked how the zoning officer determines a person has the proper equipment for "adequate disposal of sewage"? Dominic Picarelli said he thinks the township doesn't want to make it hard for someone to use a camper temporarily but doesn't want someone to live there. Barb Ruppert asked what if someone needs to live in an RV on their property because their house burned down and it will take six months to build a new one? Nancy Wenschhof says the township used to give a land use permit for that. PC members thought the person in this case could ask for this land use permit as they asked for the building permit. Nancy thinks it's part of building permits, allowing for a temporary residence that must be vacated when the new one is finished. Vince Gee would rather error on the strict side to stop someone from parking a camper on their undeveloped lot for a year, and then let the township grant waivers in cases of home damage and repair.

Dom presented the old ordinance he had drafted. His last dates show county and township solicitor review from March 2009. He doesn't know whether this ordinance was ever voted on. The PC thought we should add the "Camping Unit" definition from the old ordinance Dom presented, minus the phrase "in a campground" and otherwise the amendment is ok.

Dom asked if we should limit this permit to landowner use only, so someone doesn't charge people to set up an RV on their property for hunting for two weeks. The PC asked what if a family member visits you and parks their RV in your driveway? Nancy and Dom noted that if it's in the driveway, it is ok. The PC thought it would be good to have the permit requirement so that if someone does set up an RV or trailer on a lot on a more permanent basis, the township could enforce its removal.

What about the separate Campground Ordinance Dom found?

Vince Gee made a motion that the Planning Commission should send the draft campground ordinance of approximately March 2009 to Wendy Peck to see if it passed. Judie Hogan seconded the motion. All were in favor, and the motion passed.

Once the PC receives word from Wendy, it will decide what to do. If the campground ordinance has been adopted, the township needs to verify that there are no conflicts between the revised Section 412 and the campground ordinance. The revised Section should come back to the PC to make sure there are no conflicts.

If the campground ordinance has not been adopted, the PC will ask the Board of Supervisors if they want to adopt it. If they want to adopt it, the revised Section and the Campground Ordinance should come back to the PC to make sure there are no conflicts.

Barb Ruppert made a motion to recommend that the township solicitor draft an amendment to Section 412 based on his email of 3/1/19 with the following changes:

- Change Section 412's title to "Campgrounds, Campsites and Camp Units"
- Amend the definition of a Camping Unit to delete "in a campground"

Judie Hogan seconded the motion. All were in favor, and the motion passed.

Sign Ordinance

The attending members determined that not enough membership was present to focus on signs at this meeting. An email from the township solicitor noted that the township cannot ban flashing signs all over the township. Dominic Picarelli noted that the county is ok with banning flashing signs in a whole municipality. Barb Ruppert asked how we should make sure we don't have traffic hazards from flashing signs.

At 8:45 p.m., Vince Gee moved to adjourn the meeting. Barb Ruppert seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for April 16 at 7:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barb Ruppert".

Barb Ruppert
Planning Commission Secretary