

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

Jan. 18, 2022

The Planning Commission of Liberty Township, Adams County, met on Tuesday, Jan. 18, 2022, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Present: Judie Hogan, Chair; Rich Luquette, Vice Chair; Barb Ruppert, Secretary; Luther Ridge; Brandon Guiher, KPI. Also in attendance was township supervisor Mickey Barlow.

Not Present: Horst Stehmer; Brandon Lowe, Alternate

Judie Hogan called the meeting to order at 7:30 p.m.

Planning Commission Reorganization:

Rich Luquette moved to nominate Judie Hogan as chair, and Barb Ruppert seconded the motion. All were in favor, and the motion passed.

Judie Hogan moved to nominate Rich Luquette as vice chair, and Barb Ruppert seconded the motion. All were in favor, and the motion passed.

Rich Luquette moved to nominate Barb Ruppert as secretary, and Luther Ridge seconded the motion. All were in favor, and the motion passed.

Minutes: Judie Hogan motioned to approve the Oct. 19 minutes with one editorial change, and Rich Luquette seconded the motion. The Oct. 19 meeting minutes were unanimously approved as amended.

Chair Comments:

Brandon Lowe will be the new alternate member, replacing Nancy Wenschhof.

Public Comment:

None

Old Business:

Land Development Plan of Brett and Christine Thomas - the plan dated 09/09/21 to build a hanger on 25000-0049---000 at 150 Pecher Rd.

On Dec. 7, 2021, the Board of Supervisors granted an extension until Feb. 1, 2022, for conditions to be met for plan approval. On tonight's meeting agenda, the Planning Commission was asked to:

- **Review Request for Waiver for SALDO Section 303.B.2**, which states that the Erosion and Sedimentation Plan be reviewed by the Adams County Conservation District Office.
- **Review Request for Waiver requesting a waiver for SALDO Section 302.A**, which describes the submittal of a preliminary plan for the hangar.
- **Review Thomas plan dated 09/09/21 – Revised 12/22/2021.**

Today the Planning Commission received KPI Jan. 18, 2022, comments on the Thomas plan dated 09/09/21 – Revised 12/22/2021. The comments noted that an Erosion and Sedimentation plan approved by the Adams County Conservation District and an approved Stormwater Management plan are required. Brett Thomas said he will address the requirements and has requested another extension, which will go to the Board of Supervisors on Feb. 1.

Judie Hogan motioned that all reviews of the Thomas plan be tabled until after the Feb. 1 supervisors meeting. Rich Luquette seconded the motion. All were in favor and the motion passed.

New Business:

Review of Crum Subdivision Plan Dated 11-03-21 Wenschhof Rd 25D17-0026---000

The Planning Commission has a plan dated Jan. 13, 2022, and Lee Royer is present with a new plan. This is not the required 10 days prior to the PC meeting, but the PC agreed to see the new plan.

Lee Royer said he addressed all KPI comments and is requesting a waiver of county comments, on Dominic Picarelli's recommendation. Dana Talcott of 380 Wenschhof Rd., on behalf of the Crums, said on the advice of Township Attorney John Lisko and the Crums' attorney, they are subdividing family land to move a land hook to Tract 3 so it would be in compliance. All parcels would still be 10+ acres and be taxed in Clean and Green. Brandon Guiher agreed that all KPI comments were addressed. Judie Hogan noted that the township zoning officer had no deficiencies.

Barb Ruppert motioned to recommend conditional approval to the Liberty Township Board of Supervisors and that the supervisors waive county comments regarding changing the plan scale and showing all information on Tract 3. Rich Luquette seconded the motion. A majority was in favor, and the motion passed.

Lee Royer noted that the plan must be signed in blue ink by the PC and the supervisors because county will only accept originals now and isn't using mylars.

Review of Request for Planning Non-Building Waiver for Crum Subdivision Plan Dated 11-03-21 Wenschhof Rd 25D17-0026---000

Rich Luquette motioned to approve the planning non-building waiver. Barb Ruppert seconded the motion. All voted yes, and the motion passed.

Freedom Township Application for Conditional Use for Campground – Trider 25D16-0007---000 Subdivision Plan Dated 06/17/2021

On Jan. 10, 2022, the Board of Supervisors granted an extension for conditions to be met for plan approval until Mar 31, 2022. However, Freedom Township plans to hold a hearing on Feb. 1, and the Planning Commission has several concerns about the plan, including traffic impacts on Bullfrog Road, planned usage of the entire 300-acre property, the actual size of the campground and what portion is in Liberty, riparian buffers around the creek, and clearing up the township boundary dispute within the property.

Judie Hogan motioned to recommend that the Liberty Township Board of Supervisors put Freedom Township on notice that Liberty has not had time to review the plan and needs more time. Rich Luquette seconded the motion. All were in favor and the motion passed. Judie and Wendy Peck will draft a memo to Freedom Township noting Liberty's concerns.

At 8:45 p.m., Rich Luquette moved to adjourn the meeting, and Barb Ruppert seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for Feb. 15, 2022, at 7:30 p.m.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary