

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

August 20, 2024

The Planning Commission of Liberty Township, Adams County, met on Tuesday, August 20, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Judie Hogan called the meeting to order at 7:30 p.m. and took roll call. She announced that the meeting was being live streamed and recorded.

Present: Judie Hogan, Chair; Rich Luquette, Vice Chair; Luther Ridge; Horst Stehmer; Dominic Picarelli, KPI

Not Present: Barb Ruppert, Secretary

Minutes: Rich Luquette motioned to approve the July 16 minutes, and Luther Ridge seconded the motion. The July 16 meeting minutes were unanimously approved.

Chair Comments: Barb Ruppert is not in attendance this month and the Board of Supervisors decided that someone from the Townships office will do the minutes from the meeting recording. The Board of Supervisors accepted the Planning Commission's comments on the conditional approval of the Golden Wood Land Development Plan.

Review of Adams County Southwest Joint Comprehensive Plan for 2025: Rich Luquette:

Rich Luquette stated that he attended the roundtable meeting on August 6 that for an update to the 2014 Adams County Southwest Joint Comprehensive Plan. He went on to state that Freedom Township had requested an update to the SWJCP to improve its utility for supporting various grant requests. The MPC recommends a review of the Comprehensive Plan every ten years. He added the attendees favored a targeted revision to bring the SWJCP up to date versus a complete revision. Rich Luquette continued by stating that the Office of Planning and Development (ACOPD) committed to developing a draft Scope of Work for an update. The Scope of Work will be distributed to each municipality covered by the SWJCP within a month or two. ACOPD will evaluate the cost of the update to determine if ACOPD can fully fund the effort. Alternatively, funding may require cost sharing with covered municipalities. Rich Luquette concluded by stating that no action is required until ACOPD provides the draft Scope of Work and associated funding assessment.

Public Comment: None.

Old Business: Acknowledge Receipt of Updated Land Development Plan for Jesus, Mary, and Joseph Liberty/ Hamiltonban 25C15-0085---000 Dated 08/05/24

Chair Hogan described that this project falls in both Hamiltonban and Liberty Townships and it is a major revision dated August 5. Chair Hogan made a motion to recommend that the Updated Land Development Plan for Jesus, Mary, and Joseph Liberty/ Hamiltonban 25C15-0085---000 Dated 08/05/24 be accepted as a new submission. Rich Luquette seconded the motion. The recommendation for approval was unanimously approved. Dominic Picarelli recommended that the Planning Commission make a motion that they will deny the plan unless they submit the time extension due to the fact if this is deemed a major change, they will run out of time for review under the existing time extension. Chair Hogan made a motion to recommend to the Board of Supervisors a denial of the plans unless Jesus, Mary, and Joseph ask for a time extension, and Rich Luquette seconded the motion. The recommendation to deny the plans was unanimously approved.

New Business:

Review and Comment Land Development Plan RRM SOPAF Liberty/Hamiltonban 25B18-0039---000-Whitman plan date 05/29/2024

Dominic Picarelli commented that due to Raven Rock being a secure military facility, limited talk should occur during a public meeting of the plans and specifics. Chair Hogan moved to recommend that the Board of Supervisors conditionally approve the plan following the comments in the August letter from KPI and from

Hamiltonban Township stating that the proposed building, parking area, and stormwater management area will be in Hamiltonban Township and that there will be minimal grading within Liberty Township and Horst Stehmer seconded the motion. The recommendation was unanimously approved.

Review and Comment Liberty Estates Sewage Planning Module – Component 3 date 05/22/2024

Mike Wiley, a representative from Liberty Development Company, talked to the Planning Commission about the location of the wastewater treatment plant and details of the development. Mr. Wiley stated that they are asking for an amendment to the approved 537 plan to refine the location of the plant and to acknowledge the other two developments will no longer be involved. Dominic Picarelli acknowledged his comments and stated that it is an incomplete application. Mr. Wiley stated that they are in the process of responding to all comments on the planning modules and requested that the Planning Commission table their review until the developer has a chance to respond to all the comments. Dominic Picarelli mentioned section 4A and stated that the full package is needed to make a recommendation. Chair Hogan made a motion to table this application until the next meeting and Rich Luquette seconded the motion. The recommendation was unanimously approved.

Review and Comment Preliminary/Final Plan for Subdivision/Lot Addition for the Property of Dustin & Ashley Alexander 25D16-0005A-000 and Kellett Property 25AE0-0113-000 plan date 05/20/2024

There was a discussion of the plans and that there are some items that need to be addressed. Dominic Picarelli stated the primary issue is that they want to create two lots to be implemented at different times and that historically the Township has not allowed similar things. There was a discussion of clean and green roll back and taxes. Chair Hogan moved to table this item until the necessary changes can be made and Luther Ridge seconded the motion. The recommendation was unanimously approved.

Rich Luquette asked about documents from Liberty Estates. There was a discussion of the documents and information on them relating to technical sewage information. Chair Hogan asked Township for materials regarding settlement some years ago. Is this a new plan?

At 8:23 PM, Luther Ridge moved to adjourn the meeting, and Rich Luquette seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for September 17, 2024, at 7:30 p.m.

Respectfully submitted,



Judie Hogan
Chair, Liberty Township Planning Commission