

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

July 21, 2026

The Planning Commission of Liberty Township, Adams County, met on July 21st, at 6.30 p.m. in the Liberty Municipal Building, 39 Topper Road.

The meeting was streamed on YouTube.

Present: Chair: Rich Luquette; Secretary: Beatrice Bowman; Ken Farabaugh; Sheri Kipe; Dominic Picarelli, KPI.

Not present: Vice-Chair: Luther Ridge.

Attendees: Brian Kipe.

Rich Luquette called the meeting to order at 6.32 p.m.

Minutes:

Rich Luquette motioned to approve the June 16th minutes, Beatrice Bowman seconded. Unanimously approved.

Chair comments:

Rich Luquette had no comments.

Public comments:

There were no public comments.

Old Business:

a. Southwest Joint Comprehensive Plan.

Rich Luquette said he would be going to a meeting the next day, on July 22nd, with various county representatives, to discuss the update.

b. Review SALDO and Zoning Ordinances.

There has been neither activity nor response on this.

c. Andrew Mitchel 2785 Bullfrog Road 25D15-0035---000 Final Subdivision Plan dated 09/25/2025

Ken Farabaugh motioned to table this, Sheri Kipe seconded. The motion was approved unanimously.

**d. Final Land development for Operation Second Chance 1780 Harbaugh Valley Rd
LDP 25B18-0024-000 dated 05/01/26**

The extension for final review until October 8 was acknowledged.

Dominic Picarrelli said that, following his advice at the June 16 meeting, the non conforming issues had been addressed.

He noted that the deadline for approval of the Plan is 15 September 2026, and suggested the PC follow up at the August 18th meeting..

Ken Farabaugh motioned to table this, Sheri Kipe seconded. The motion was carried unanimously.

**e. Review and Comment on Proposed Zoning Ordinance Amendments - Due to BOS
by August 5 2026**

**i. Specific Requirements for Data Centers and Battery Energy Storage Systems
(BESS)**

Dominic Picarrelli explained that the most recent Draft Ordinance for Data Centers and BESS had been compiled by the County, to streamline and standardize across the board.

He was in favor of going with it.

He proposed sending a representative to the BOS meeting, on August 5, which was also scheduled to be a public hearing.

There was discussion about balancing strict requirements with ensuring legality, and that the Township be properly protected.

Brian Kipe joined in the discussion.

Rich Luquette noted that the latest draft had only been received the day before (7/20/260), and he offered to be the representative. He asked that PC members write their comments individually to him, by July 28th, so that he could compile them to be presented at the meeting. (by him in person or online,)

Beatrice Bowman made a motion to nominate him as the PC representative at the BOS Aug 5 meeting, Sheri Kipe seconded. The motion was carried unanimously.

Rich Luquette noted that he was satisfied with the water usage requirements.

He said there should be universal requirements for all industrial development. He said the same ordinances should be applied across the board, standardized to cover future unknowns, noting water usage, traffic studies and industrial lighting.

Sheri Kipe shared comments and criticisms of the most recent draft, preferring the previous draft..

She opposed the reduced setbacks.

She advocated for larger setbacks, stricter requirements on hazardous materials and loading zones, and reinstatement of decommissioning and hydrology clauses, and a mandatory closed-loop water system.

ii. Amendment to Chapter 350 of the Code of the Township of Liberty

Dominic Picarrelli explained that this is a temporary amendment, taking the County format, until the new Zoning Codes are updated. Replacing Conservation by design with Option 5. He reiterated that development is already restricted by the ordinances in place, i.e. setbacks, road frontage, water and sewer requirements, etc.

Sheri Kipe queried the 10 acre lot size, saying that it is too large, and that this amendment could lead to the loss of the rural character of Liberty Township.

Rich Luquette agreed that he does not want to see the rural character spoiled (all nodded). He noted that the amendment only applies to lots of 10 acres (or less) that existed or were created before June 7 2005, so larger parcels would not be able to subdivide to 10 acre lots and then further subdivide.

Ken Farabaugh made a motion to recommend to the Supervisors to adopt the Revised Amendment to Ordinance 350 in regard to Option 5 until the Ordinance is updated, Beatrice Bowman seconded.

Rich Luquette, Beatrice Bowman, Ken Farabaugh voted Yea.
Sheri Kipe voted Nay

New Business

- a. Review and comment on Sketch Plan for Michael Moore 571 Harbaugh Valley Road 25A18-0036----000**

Michael Moore was not present, so there was no action.

b. Review and Comment on Proposed Zoning Ordinance Amendments - Due to BOS by September 2 2026

i. Retreat Center

Dominic Picarrelli explained that he had added a new section for Retreats, with a definition and special criteria. This was precipitated by Operation Second Chance.

Rich noted that Retreats should be identified also in Agricultural, not just in Conservation.

Dominic Picarrelli noted that in Conservation, density is limited to 1 unit per 1 ½ acres, and in Agricultural it is 1 unit per 2 acres, yet, particularly in the case of Operation Second Chance, there is plenty of acreage, so this is not an issue.

Dominic Picarrelli suggested that PC members email any comments to him (comments only, and copy to all), or bring them to the next meeting,

Sheri Kipe motioned to table this, Ken Farabaugh seconded, the motion was approved unanimously.

ii. Repeal of Conservation by Design

Rich Luquette suggested this to be discussed further, by all (6), at the next meeting.

Adjournment:

Sheri Kipe motioned to adjourn the meeting, Ken Farabaugh seconded, motion approved unanimously.

The meeting was adjourned at 8.15 p.m.

Respectfully Beaklee Boman
August 2026 .