

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

July 20, 2021

The Planning Commission of Liberty Township, Adams County, met on Tuesday, July 20, 2021, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Present: Judie Hogan, Chair; Barb Ruppert, Secretary; Rich Luquette, Vice Chair; Horst Stehmer; Brandon Guiher, KPI

Not Present: Nancy Wenschhof, Alternate

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

Minutes: Horst Stehmer motioned to approve the May 20 minutes with minor changes for accuracy re: Wilder property, and Barb Ruppert seconded the motion. The May 20 meeting minutes were unanimously approved as amended.

Chair Comments:

Judie Hogan noted on June 4 Mr. Royer sent a letter re: Greenview Estates to the township. The letter said the plan is being revised to only include 1 estate lot in Liberty Township.

She also noted that the Planning Commission needs to find a replacement for John Hutzell, who has not been able to attend meetings and has been removed by the supervisors. One PC member raised the question as to whether to move from 5 members to 3 members.

Public Comment:

None

Old Business:

None

New Business:

Accept Final Minor Subdivision Plan for Review—Stein - 25D17-0026C---000 and 25D17-0026E---000
Sherry Stein was present. Accepting the plan today means that KPI comments should be received by Aug. 17. Ms. Stein noted they paid separate taxes for years, had separate deeds, but the subdivision never went through. She will contact the township to note that the township should let people know if a subdivision has not gone through. The current plan being submitted is a plan to formally subdivide as they thought it already had been. Horst Stehmer motioned to accept the plan and start the official clock for the process. Rich Luquette seconded the motion. The motion passed.

Review Final Minor Subdivision Plan —Trider – 25D16-0007---000, Dated 6/17/21

Judie Hogan noted this is the property that was formerly the Middle Creek Bible property and then went into a trust. The land was nontaxed but now it will be; it went to court to determine which township and school district get the taxes, as it lies in several municipalities. Robert Sharrah of Sharrah Design Group, Inc., was present. He noted they did a significant amount of research, going back to 1830s, to determine where the township boundaries cross the property. Freedom Township suggested he work out with the county where the line is. Judie has comments from the Liberty Township zoning officer, KPI and Adams County. Brandon Guiher of KPI recommended a conditional approval while Mr. Sharrah works out where the municipal boundaries are. Mr. Sharrah said his resolution gives Freedom 15 acres more than the county thought it had. Brandon agrees that Mr. Sharrah has done research and looked at old deeds and we should go with his survey. Barb Ruppert motioned to recommend the township supervisors conditionally approve the

subdivision of the Trider Trust based on the owner addressing the county, KPI and zoning officer comments. Horst Stehmer seconded the motion. The motion passed.

Review Request for Planning Exemption—Trider – 25D16-0007---000

Rich Luquette motioned that the request for Planning Waiver Nonbuilding Declaration be signed by the Planning Commission chair. Horst Stehmer seconded the motion. The motion passed and the chair signed the exemption.

Discussion of SALDO Article III—Application Procedures and Plat Requirements – 303.A.37 – Required Notes

Brandon Guiher noted that in this section of the SALDO is a list of standard notes that need to go on a plan. But where should additional notes go, such as the one on riparian buffers that the Planning Commission requested for the Dayhoff subdivision earlier this year? He recommended adding the word “notes” to Item 303.A.37, which gives examples of adding any other items the township considers necessary. The item would read “Any other information which may include NOTES, plans, drawings, specifications, calculations, and reports which are determined by the Township review agency, staff or engineer to be necessary. ...” Judie Hogan motioned that we recommend to the supervisors that the word “notes” be added to the SALDO in Article III—Application Procedures and Plat Requirements – 303.A.38. Horst Stehmer seconded the motion. The motion passed. The Planning Commission recommended letting the supervisors know the reason for the change was to have the ability to require any other notes not specifically mentioned in the ordinance to be placed on the plan.

At 8:26 p.m., Rich Luquette moved to adjourn the meeting, and Horst Stehmer seconded it. All voted yes, and the motion passed. The next meeting is scheduled for Aug. 17, 2021, at 7:30 p.m.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary