

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

October 15, 2019

The Planning Commission of Liberty Township, Adams County, met on Tuesday, Oct. 15, 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; Geoff Grant, Rich Luquette; Dominic Picarelli, Township Engineer; Darrin Catts, Liberty Township, Zoning Officer; Nancy Wenschhof, Alternate

Not Present: N/A

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

Minutes: The Sept. 17 meeting minutes were unanimously approved with minor changes for accuracy/grammar.

Public Comment:

None

Chair Comments

Received from Karly Marshall and distributed to PC members: Oct. 4 notes from Sunshine Workshop

Old Business:

None

New Business:

Review of Campground Zoning Amendments

The zoning amendments are with the county; the supervisors just had small changes. Zoning Officer Darrin Catts explained that responsibility for sewage was changed from Darrin to the Sewage Enforcement Officer. Darrin recommended taking out "structure" and putting "camper/trailer" back in. Judie Hogan thought that what the township changed and submitted looked good.

Judie Hogan made a motion to recommend approval and adoption of the Zoning Ordinance amendments to Article I, Section 112 (definitions), and to Article IV, Section 412 (campgrounds), and Vince Gee seconded it. All were in favor, and the motion passed.

Judie Hogan made a motion to recommend approval and adoption of the separate Campground Ordinance, and Vince Gee seconded it. All were in favor, and the motion passed.

Barb Ruppert will write a formal memo, with MPC compliance noted, re: the Planning Commission's recommended approval based on the Sept. 20, 2019, memo.

Review Conditional Use Application

Judie Hogan explained this is an application for conditional use of a current pole building/garage for a dog grooming facility. The supervisors would like the PC to recommend granting or denying the application

based on protecting health and welfare, and what conditions we want if we recommend approval. The applicants were not present.

Darrin Catts said he originally spoke with the applicant and informed her that she would need conditional use approval for this use. That is what is in the Township ZO. So the PC is looking at the application as an extra level of review to see if any restrictions can or should reasonably be placed on this.

431 Wenschhoff Rd., Parcel 25D17, is the property in question. Township Engineer Dominic Picarelli says driveway requirements, etc., are covered in the SALDO. PC members did not see any issues as long as the facility meets the requirements of the SALDO and has adequate parking. Dom said that we could have the applicant label the parking on the plan, and we could ask how many bays there will be so we could check that there is adequate parking for the client load.

Dom said his main concern would be adequate sewage—all wash water is going into their septic field, and they might be using chemicals, have high quantities, etc. It is a change in use, so they do need their septic system tested/inspected and possibly revamped. This is a typical requirement for hairdressers, etc., because they use more water than the usual household. The applicant should get a septic permit for the additional usage (or confirmation that the current system can handle the load).

Dom noted that this is a home-based business, specifically grooming. If she wanted to board animals, she would need to reapply for a kennel permit.

Judie Hogan made a motion to recommend granting the application with conditions to be stated after the motion passed. Geoff Grant seconded the motion. All were in favor, and the motion passed.

PC members recommended that the applicant should contact the sewage enforcement officer and receive written confirmation that their system can handle the new load and/or that they need to put in a new system and have it tested. Darrin agreed and said another reasonable condition to consider would be whether or not to allow having animals outside. Also, the existing driveway is 45' x 100', so there is plenty of space for drop off and a client or so at a time.

Barb Ruppert made a motion to recommend granting the conditional use as a grooming facility only, pending SEO approval of a change of use for the septic system. Vince Gee seconded the motion. All were in favor, and the motion passed.

Washington Township Zoning Ordinance and Comprehensive Plan Amendments

The PC has no comments on the Oct. 9 memo re: Washington Township Zoning Amendments.

Lot Addition Final Subdivision Plan for Thomas Hogan

A plan dated Oct. 7, 2019, was submitted for Parcel 25C18-0028A—000.

Judie Hogan noted that this is a plan from her brother in law, and she will recuse herself from all discussion on this when it comes on the agenda at the November PC meeting. The owner is taking 7 acres from Judge Hogan's property and putting it on the family property. There is no change in ownership.

Vince Gee moved that the PC accept the plan. Geoff Grant seconded the motion. All were in favor, and the motion passed.

This starts the 90-day clock.

Solar Farm Ordinance

Rich Luquette noted that the supervisors will ask the PC to look at ordinances regarding solar farms. Darrin Catts said he got a call from a company on this two weeks ago, so we do need to plan for this. The person

was purposefully vague on scope and location, so it may have been a larger-scale ask. Dominic Picarelli will copy what the county recommended for Berwick Township so the PC can see where the county is going with this issue.

Vince Gee said he likes solar but we need stormwater management. Dom said Mr. Lisko will need to figure out how we bond this, such as fees for taking it down if its useful life ends. Darrin said there is a 25- to 30-year lifespan on these facilities, and the PC should see the ordinance from Shippensburg Township so we don't reinvent the wheel. Presently, solar farms are not addressed at all in our township ZO, so he will need to give approval in all zoning districts. In an ordinance, the PC should include whether we want to limit it to certain districts. We can't just limit it to our commercial district because it is too small. Dom recommended the ordinance include requirements as to screening. Vince said he is worried that we will use land that could be for houses for solar panels. Darrin said that when the solar farm is done, you still have prime farm land. Vince said Wormald is listing their farmland privately, and if it sells, it could be all solar. Nancy Wenschhof said the property is under a court order and new owners would need to respect this order or get it agreed upon to be changed.

At 8:12 p.m., Rich Luquette moved to adjourn the meeting. Vince Gee seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for Nov. 19 at 7:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barb Ruppert". The signature is written in black ink and is positioned above the typed name.

Barb Ruppert
Planning Commission Secretary