

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

July 18, 2023

The Planning Commission of Liberty Township, Adams County, met on Tuesday, July 18, 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; Luther Ridge; Horst Stehmer; Dominic Picarelli, KPI; Hannah Beckett, Administrative Assistant.

Not Present: Barb Ruppert, Secretary; Brandon Lowe, Alternate

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

Minutes: Luther Ridge motioned to approve the June 20 minutes, and Horst Stehmer seconded the motion. The June 20 meeting minutes were unanimously approved.

Chair Comments: None.

Public Comment: None.

New Business:

Review and Comment 740 G HARBAUGH VALLEY RD 25B18-0021---000 MAYNE Sketch Plan

The owner is proposing a subdivision of the property. Rex Benchoff presented plans to the Planning Commission to subdivide the two houses on the one parcel. He stated that each house has its own well and septic. He continued by saying they are at least 30 feet apart and there are two driveways on the property. Dominic Picarelli stated that the Township only has record of one septic and one replacement system on the property. To subdivide, Pennsylvania requires a replacement system for each septic system on each property. By default, the Planning Commission concurs with the previous 1984 Zoning Hearing decision to allow for no subdivisions to occur on the parcel.

Review and Comment on 17912 HARBAUGH VALLEY RD 25B18-0024---000 Operation Second Chance Land Development Plan dated 03/27/23; revised 06/13/23.

The owner is proposing an indoor riding arena. Tex Miller, a representative from Martin and Martin, discussed revised plans that addressed the comments provided by KPI, ACOPD, and PMCA. Plans for a proposed manure management system, additional stormwater control, and other measures to reduce the area of disturbance were explained. Dominic Picarelli commented that Operation Second Chance is preserving 90% of the property, which is 20% more than needed. Rich Luquette made a motion for a conditional approval based on the letter from KPI dated July 14, 2023, minus the three zoning ordinance comments, the current submitted plan will display any changes. Horst Stehmer seconded the motion. All were in favor, and the motion passed.

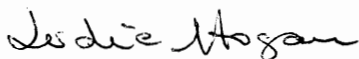
Accept for Review- CARMEL OF JESUS MARY & JOSEPH 465 WATER ST 25C15-0085---000 Land Development Plan dated 06/22/23.

Judie Hogan made a motion to accept the revised plan for review – CARMEL OF JESUS MARY & JOSEPH 465 WATER ST 25C15-0085---000 Land Development Plan dated 06/22/23. Rich Luquette seconded the motion. All were in favor, and the motion passed.

Old Business: None.

At 8:28 PM, Rich Luquette moved to adjourn the meeting, and Luther Ridge seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for August 15, 2023, at 7:30 p.m.

Respectfully submitted,



Judie Hogan
Chair, Liberty Township Planning Commission