

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

Oct. 21, 2025

The Planning Commission of Liberty Township, Adams County, met on Tuesday, Oct. 21, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Present: Rich Luquette, Chair; Luther Ridge, Vice Chair; Barb Ruppert, Secretary; Ken Farabaugh; Dominic Picarelli, KPI

Not Present: Beatrice Bowman

Rich Luquette called the meeting to order at 7:30 p.m.

Attendees:

Joseph Knapick, Keefer and Associates Land Surveying, Sunbury, PA

Minutes: Ken Farabaugh motioned to approve the Sept. 16 minutes, and Luther Ridge seconded the motion. The Sept. 16 meeting minutes were unanimously approved.

Chair Comments:

None

Public Comment:

None

Old Business:

Southwest Adams Joint Comprehensive Plan Update

The county has not had further action yet on the Southwest Adams Joint Comprehensive Plan update.

Review SALDO and Zoning Ordinances and Provide Recommendations

Accessory Dwelling Units

The proposed Accessory Dwelling Unit draft zoning ordinance amendment developed from the PC's workshop sessions this past summer is still with the Board of Supervisors for approval.

New Business:

Greenview LLC 179 Topper Rd 25C18-0027---000 Final Subdivision Plan dated 9/9/25

Joseph Knapick of Keefer and Associates Land Surveying explained this is a 23-acre farm that the owner wishes to split in two parcels. The PC discussed whether a wetlands delineation study should be completed for future owners since Adams County noted it in their comments of 10-16-25.

Ken Farabaugh made a motion to recommend conditional approval of the plan to the Board of Supervisors based on addressing the comments in KPI's letter of 10-21-25 and either conducting a wetlands delineation study or having a waiver for the study approved by the Board of Supervisors. Luther Ridge seconded the motion. All were in favor, and the motion passed.

Andrew Mitchell 2785 Bullfrog Rd 25D15-0035---000 Final Subdivision Plan dated 9/25/25

Dominic Picarelli explained this is one lot divided into two. The PC considered accepting the plan for review.

Ken Farabaugh made a motion to accept the plan for review. Luther Ridge seconded the motion. All were in favor, and the motion passed.

Goldenwood 2575 Tract Rd 25D18-0004---000 Revised Land Development Plan dated 9/17/25

Dom explained the owner built the building bigger than was shown on the original plan and approved, so a new plan must be accepted for review.

Luther Ridge made a motion to accept the plan for review. Barb Ruppert seconded the motion. All were in favor, and the motion passed.

At 8:10 p.m., Ken Farabaugh moved to adjourn the meeting, and Luther Ridge seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for Nov. 18 at 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Barb Ruppert", with a stylized flourish at the end.

Barb Ruppert
Planning Commission Secretary