

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

April 20, 2021

The Planning Commission of Liberty Township, Adams County, met on Tuesday, April 20, 2021, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting. The meeting was livestreamed via Zoom for physical distancing safety measures.

Present: Judie Hogan, Chair; Barb Ruppert, Secretary; Rich Luquette, Vice Chair; Horst Stehmer; Nancy Wenschhof, Alternate; Dominic Picarelli, Township Engineer

Not Present: John Hutzell

Judie Hogan called the meeting to order at 7:32 p.m.

Minutes: Judie Hogan motioned to approve the January 19 minutes without changes, and Rich Luquette seconded the motion. The January 19 meeting minutes were unanimously approved.

Chair Comments:

Judie Hogan reminded the Planning Commission about the Josh Holmes application to buy a lot so he could add an accessory building; the PC had denied the application. She noted that Mr. Holmes applied for a waiver with the supervisors under Section 308 of the SALDO.

Supervisor Mickey Barlow gave Judie the Fire Protection Development Standards, 47 pages long, so the PC could consider it. We are the only municipality that is not part of this agreement.

Public Comment:

None

Old Business:

None

New Business:

Review Final Minor Subdivision Plan—Dayhoff - 20D15-0001A---000

Dominic Picarelli said that all County comments in their letter dated March 26, 2021, are addressed in his letter. There is nothing major, just housekeeping items needed: show clear sight triangles, drainage easement for Middle Creek, etc. The property is part in Highland and part in Liberty Township. Highland will review the plan, will send a letter saying they won't require a full land review since the roads are in Liberty Township, and then it seems ok to Dom to approve it if meets all items noted. Judie Hogan recommended a letter be attached to the approval that contains the County letter's wording in II.B. about maintaining riparian buffers.

Rich Luquette motioned to conditionally approve the plan based on KPI's April 6, 2021, letter and including the County's March 26, 2021, wording in II.B. stating that "The existing riparian buffer along this portion of Middle Creek should be retained in-tact to the highest degree possible. Also, any development along the creek should be performed in a manner that absolutely minimizes impacts to the creek, and to the water quality within the creek." Horst Stehmer seconded the motion. All were in favor, and the motion passed.

Review of Request for Planning Exemption—Dayhoff - 20D15-0001A---000

Dominic Picarelli noted that he would support the waiver because building is not taking place in hydric soils; wetlands only have hydric soils, so there is no issue there.

Judie Hogan motioned to recommend approval of the Dayhoff planning exemption. Rich Luquette seconded the motion. All were in favor, and the motion passed.

Review Sketch Plan—Wilders - 25A18-0009---000/25A18-0009B---000

George Wilders and surveyor Lee Royer were present. The Wilders have 25 acres with two tracts and two houses; they want to break it into three tracts and put a third house on the property. Lee proposed two 10-acre estate lots and a 5-acre lot around the existing house where they can show 70% conservation of wooded area around the house. The main question is the 50-foot private right of way to follow the existing driveway to Lot 2. Dominic Picarelli said the township doesn't allow panhandle lots and such small road frontage for the third lot. Lee said they would have a maintenance agreement written for the private right of way.

George noted water runoff was an issue on the driveway when the surrounding land was farmed, but with a house and mowing, it's not a problem anymore. The township supervisors will determine if they will grant a waiver to get the new Lot 2. Dom wouldn't recommend it because it would be landlocked, and our township doesn't allow panhandle lots. But if they did get a waiver, he'd prefer an actual panhandle with road access to a shared driveway due to possible disagreements in future.

The Planning Commission decided to defer to the supervisors since it is not clear in the ordinance, and noted a maintenance agreement would need to be part of the deed if the shared driveway stays. Judie Hogan will ask the supervisors about this plan at their next meeting.

Review Final Plan Greenview Estates (Jacobs Church Road, Gladhill Road & Stahley Road) Adams County & Franklin County—Lee Royer

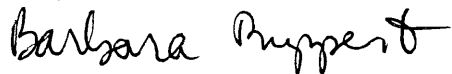
Judie Hogan noted that township secretary Wendy Peck wrote a letter on Sept. 3, 2020, to Washington Township on this and didn't get anything back, so she was surprised the supervisors accepted the plan. Lee Royer said the plan started to take off and they took it to Washington. It was 80 lots in both townships and no one thought it would work. The new plan was delayed and no letters were answered because the owner hadn't paid him the \$22,000 in application fees. It needed an intermunicipal agreement. Washington's attorney wrote one but misunderstood how many lots were in each township. They're now working on an agreement for Washington Township to give to Liberty. For sewer, it's gravity flow, but it flows into a pump station that Washington already has. They want their engineer to review the agreement and the developer to pay for it, so it's taking awhile. Lee has met with Adams County Conservation.

Judie Hogan moved that the application be tabled until the township has the intermunicipal agreement and Lee Royer has had a chance to address Dominic Picarelli's comments in KPI's letter of April 20, 2021, and that a letter be attached to the new plan. Rich Luquette seconded the motion. All were in favor, and the motion passed.

Dom noted there would not be sidewalks, so they might want to ask for a waiver on this since Liberty Township requires sidewalks for 10+ lots. However, there aren't 10 lots actually in Liberty, so it is probably ok.

At 8:50 p.m., Barb Ruppert moved to adjourn the meeting, and Rich Luquette seconded it. All voted yes, and the motion passed. The next meeting is scheduled for May 18, 2021, at 7:30 p.m. It will be held in person because most PC members have been vaccinated for COVID-19.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary