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

September 15, 2026

The Planning Commission of Liberty Township, Adams County, met on September 15th, 2026, at 6.30 p.m..
The meeting was streamed on YouTube.

Present:
Chair: Rich Luquette; Vice-Chair: Luther Ridge; Secretary: Beatrice Bowman; Ken Farabaugh; Sheri Kipe; Dominic Picarelli, KPI.

Attendees:
Chris Hill, Mitchell Andrew, Lavina Andrew, Lee Royer, Brian Kipe, Barb Ruppert.

Minutes from August 18th Meeting:
Ken Farabaugh motioned to approve the minutes, Luther Ridge seconded. Motion carried unanimously.

Chair Comments:
Rich Luquette noted that the BoS was contemplating getting an appraisal to purchase the Old Turkey Farm property, with the possibility of using it, among other things, for washing cars. He commented that a facility for washing township vehicles would need appropriate water retrieval in place, and wondered about the compatibility of such a project. Chris Hill stated that this was still just an assessment to consider whether to move forward with an appraisal.

Public Comments: There were no public comments.

Old Business

a. **Southwest Joint Comprehensive Plan**
   Rich Luquette said he would be attending the next meeting on September 23rd. He expects there to be more activity in the future.

b. **Review SALDO and Zoning Ordinances and Provide Recommendations**
   Rich Luquette noted that a year ago the Planning Commission had submitted a draft ordinance on Accessory Dwelling Units to the Board of Supervisors, and is awaiting comments from the Board.

New Business

Harrington Richard C & Christine 475 Orchard Rd E25C18-0042---000 Final Subdivision Plan dated 08/17/2026

Consider Accepting Plan for Review

Luther Ridge motioned to accept the plan for review. Ken Farabaugh seconded. The motion was approved unanimously.

Andrew Mitchell2785 Bullfrog Rd 25D15-0035---000 Final Subdivision Plan dated 08/06/2026

Review and provide recommendations to Board of supervisors - action due Oct 20

Dominic Picarelli noted that because the Ordinance requirements have changed for lots under 10 acres, the planned subdivision can now go through.

He had received the County's comments that day {9/15) and they are mostly fine with it.

Rich Luquette, referencing Zoning Office letter of Sept 10th, queried the front set back of 25 feet, he wondered if in the event of possible road improvements or widening in the future, the existing house would be in jeopardy. Lee Royer didn't see it as a concern, and that 25 feet (total 50 feet), is the standard right of way for roads.

Ken Farabaugh motioned to conditionally approve the plans to the Board of Supervisors; conditional on the requirements being met, requirements that are listed in KPI's letter of September 11th, County's letter of September 15th and Zoning Office's letter Sept 10th.. Luther Ridge seconded. The motion was approved unanimously.

Proposed Zoning ordinance Amendment- Repeal Conservation by Design

Review and provide Recommendations to Board of Supervisors -

action due Oct 20

Dominic Picarelli opened by explaining that he had been asked to rewrite the Ordinance, putting some of the concepts of Conservation by Design back into the current draft. (8-31-26).

He said the Conservation and Agricultural Ordinances are very similar, and he had tried to clear up some of the language. He had added the Retreat Center as a conditional use to both Conservation and Agricultural Rural.

He had moved the section on adjusted tract approach from the back, and had incorporated it where it was more readily accessible.

He spent some time explaining the conservation of Prime Agricultural Land, specific for soil types. This was not previously addressed in the Ordinance.

Chris Hill said he had been working on a soil type map.

Rich also had been working on this, and wondered if in reality, there is enough prime agricultural soil to warrant the need to address it in the Ordinance.

Lee Royer noted the poor quality of soil in Liberty Township, with considerable areas unsuitable for development. He commented on the burden in general of some of the requirements.
Dominic Picarelli explained that in a development where there is Prime Agricultural Soil, 50% of it must be left undisturbed.
There was agreement that such a map would be useful in general, and to ascertain just how much Prime Agricultural soil exists.

Dominic Picarelli explained that he had incorporated the adjusted tract approach into the Draft Conservation Ordinance, with all the requirements, set backs, minimum lots width, etc, remaining the same.
Density being the driving factor.
He had reduced the five options in Conservation, down to three.

1. Basic Density and Conservation, with density 1 unit per 1 acre: - in available development area.
   Basic density was previously 70% conserved, now dropped down to 25%.
2. Estate lots. (over 10 acres) 0% Minimum Conservation required, 1 unit per 10 acres.
3. Small Lots with No Conservation, lots 10 acres or less created before June 7, 2005.

In the Agricultural Ordinance he had incorporated the same adjusted tract approach with all the requirements, set backs etc, remaining the same.
He had reduced the 5 Options to 3..
Option 2, reduced the density from 70% to 20%, and enhanced density reduced from 80% to 20%. He noted that the percentage is lower, yet in his experience the percentage was never used.

Rich Luquette wondered why the density level had been placed at 1 unit per 1 acre, why not 1 unit per 2 acres. Sheri Kipe, Ken Farabaugh and Beatrice Bowman were in agreement.
Dominic Picarelii explained that his choice of 1 unit per 1 acre was just a number put forward.

There was general discussion about the balance between conserving the rural nature of Liberty Township, and private property owner rights.

Chris Hill reminded everyone that the current Ordinances were written over 20 years ago, when there had previously been few if any requirements or restrictions on development written into the Ordinances. He encouraged the revisiting and updating of the current Ordinances.

Rich Luquette asked why the rush with such an important topic, and all were agreed that there needed to be more discussion.
Also waiting for the County recommendations.
Comments could be shared on-line before the October 20th meeting, when discussion will resume.
There was a query whether recommendations would be ready before a potential Public Hearing that might be held in conjunction with the BoS meeting in Nov.

Adjournment:
Sheri Kipe motioned to adjourn the meeting. Ken Farabaugh seconded. The motion was unanimously approved.
The meeting was adjourned around 8 p.m.

Respectfully submitted,
Beatrice Bowman

Beatrice Bowman
10-20-26