

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

**March 27, 2018**

The Planning Commission of Liberty Township, Adams County, met on Tuesday, March 27, 2018, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the monthly meeting. This special meeting date of March 27 replaced the regular March 20 date due to snow, and the date change was advertised to the public.

**Present:** Nancy Wenschhof, Chair; Barb Ruppert, Secretary; Vince Gee, Geoff Grant, Alternate Rich Luquette, and Judie Hogan. Dominic Picarelli, Township Engineer.

**Not Present:** N/A

Nancy Wenschhof called the meeting to order at 7:30 p.m.

**Minutes:** The February 20 meeting minutes were reviewed. Vince Gee moved for approval of the February 20 meeting minutes. Geoff Grant seconded the motion. All voted yes, Judie abstained (wasn't present last month) and the motion passed.

**Public Comment:** None.

**Old Business:** None.

**New Business:**

*1. Oler Sketch Plan Review*

Sydnor Trail 25AA0-0202---000 & 25AA0-0203---000

Mr. Corey Oler owns lot 202 (which includes his house) and wants to buy 203 (wooded, no structures) and join both as one address. Combining them will make taxes less than simply doing a lot addition, so he will get the properties surveyed, get a deed, and bring the Planning Commission a new plan showing the perimeter of the two lots. Judie Hogan noted that there was no signature on the sketch plan, so he should include that on the next plan.

*2. Greenview Estates Sketch Plan Review*

Jacobs Church Road, Gladhill Road & Staley Road

Mr. Lee Royer explained that this sketch plan is for approximately 400 acres along St. Jacobs Church and Gladhill roads, to possibly subdivide it into residential lots. Part of the property is in Liberty Township, Adams County, and part is in Washington Township, Franklin County. He is bringing a sketch plan to the two municipalities to understand the issues involved.

The 80 lots shown on this sketch plan are lots that will gravity flow into Washington Township's sewer plan and can connect to existing Washington Township public water, even though some of the lots are in Liberty Township. The development won't impact the wells of Liberty Township residents because it plans to use public utilities in Washington Township. Mr. Royer noted that Washington Township has upgraded its water treatment plant on Rt. 16 and can take 120 more customers on a first come, first served basis. He said Washington Township's only initial concern about the plan seemed to be to know who will pick up the trash. He noted that sewer and water plans would be locked in before any planning moves forward. The Planning Commission noted that it is a stipulation of the ordinance that the developer takes responsibility for utilities.

The part of the property in Liberty Township includes a Conservation by Design area, so he wants to know what the Liberty Township Planning Commission thinks of the sketch plan. Township engineer Dominic Picarelli noted that based on township zoning, the developer must determine the land constraints to define

the adjusted tract that can be developed. He has to adjust the tract area to account for steep slopes, wetlands, etc., which, as a very rough ballpark figure, would be approximately 25%, leaving about 300 acres of the land to build on. Of that acreage, the developer has to conserve either 70% at 1:2 acre lot density or conserve 80% at 1:1.5 acre lot density. So with this very rough figuring, the developer has approximately 90 acres to work with, including streets and lots, and therefore, what is in this sketch plan looks about right in number. The plan must go through the full township and state approval process and meet the Liberty Township zoning goal of conserving land and clustering the homes. In addition, the deed for set aside conservation land would be modified to prohibit future development.

However, some of the issues that need to be worked out before the developer can move forward with township and state DEP approval include:

- Based on recent history over the past few years, the Liberty Township Board of Supervisors will probably not accept dedicated roads in the development, so the developer may have to have a Homeowners Association to pay for road maintenance, snow plowing and future road improvements. He will have to see if either Washington Township will take all of the roads and be responsible for snow plowing, or if all of the roads will be private; it is not a good solution to have Washington Township own some roads, with the Liberty Township side then not getting plowed.
- The HOA fee should include water and sewage fees, with confirmation and legal wording that Washington Township will supply these utilities. Mr. Royer will have to work with an attorney to take liability off Liberty Township.
- While it does not make sense to address SALDO requirements such as stormwater management until later when all zoning issues are worked out, Dominic Picarelli requested that the stormwater basin not be placed across the county line because the counties have slightly different regulations.
- The developer should meet with both school districts about any issues or concerns, such as bus routes, since the development would be in two different school districts.

**Other Business:**

**SALDO Review Section IV** – It was decided that the members would continue reviewing Section IV for discussion at the April meeting.

Judie Hogan will be sworn in at the next regular meeting.

At 8:30 p.m., Vince Gee moved to adjourn the meeting. Judie Hogan seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for April 17 at 7:30 p.m.

Respectfully submitted,



Barb Ruppert  
Planning Commission Secretary