

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

April 21, 2026

The Planning Commission of Liberty Township, Adams County, met on Tuesday, April 21st, at 6.30 p.m. in the Liberty Township Municipal building, 39 Topper Road. The meeting was streamed on YouTube.

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

Not present: Sheri Kipe; Ken Farabaugh.

Attendees: Supervisor: Chris Hill; Tyler Van Metre, John Van Metre, Bob Sharrah: RAM.

Rich Luquette called the meeting to order at 6.30 p.m.

Minutes:

Beatrice Bowman motioned to approve the March 17th minutes. Luther Ridge seconded. Unanimously approved.

Chair comments:

Rich Luquette had no comments.

Public comments:

There were no public comments.

Old business:

a. Southwest Joint Comprehensive Plan.

There has been no contact with the County, and no further activity.

b. Review of SALDO and Zoning Ordinances.

There has been no further activity on this

c. Andrew Mitchell 2785 Bullfrog Road 25D15-0035---000

There has been no further activity. Luther Ridge motioned to table this, Beatrice Bowman seconded, unanimously approved.

New Business:

- a. **Prelim/final subdivision plan for Blue Ridge Sportsman, 3030 Waynesboro Pike 25A17-0072—000, Liberty/Hamilton. Dated 11/19/2025, Revised 04/06/2026**
Beatrice Bowman motioned to conditionally approve the revised plan, conditional on the requirements listed in KPI's letter of April 17th, being met. Luther Ridge seconded, the motion was approved unanimously.


- b. **Final land Development Plans for RAM Real Estate, 173 Cessna Trail 25000-030—000. Dated March 23, 2026.**
Bob Sharrah presented a draft of the revised plans with newly drawn maps. His draft addressed the points raised by Robert Thaeler, County Planner, in his letter of March 30th. He queried the need for bituminous material rather than gravel, and also was assured that bonding was required for commercial use.
Dominic Picarelli stated that the site could not be used as a heliport, and did not know what requirements the FAA might have.
Chris Hill recommended that they talk to the Federal and State Agencies before proceeding any further.
Beatrice Bowman motioned to table this, and Luther Ridge seconded. The motion was carried unanimously.

- c. **Sketch Plan for Van Metre, 1415 Water Street, 25D16-0013D—000, April 2026.**
Tyler Van Metre asked if it was possible to build a second house on John Van Metre's property.
Dominic Picarrelli explained that the property was not zoned for this. They would need to go to a Zoning Hearing Board to get a requirement waiver. Alternatively they could attempt a subdivision, which is hard to do. He recommended hiring a consultant or an attorney if they wish to proceed.

Adjournment:

Luther Ridge moved to adjourn the meeting. Beatrice Bowman seconded, all approved. The meeting was adjourned at 6.55 p.m.

Respectfully submitted

 6-23-26

Beatrice Bowman
Planning Commission Secretary