

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

Jan. 19, 2021

The Planning Commission of Liberty Township, Adams County, met on Tuesday, Jan. 19, 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 called the meeting to order at 7:30 p.m.

Reorganization:

Barb Ruppert moved to nominate Judie Hogan as Chair. Rich Luquette seconded the motion. All were in favor and the motion passed.

Judie Hogan moved to nominate Rich Luquette as Vice Chair. Barb Ruppert seconded the motion. All were in favor and the motion passed.

Judie Hogan moved to nominate Barb Ruppert as Secretary. Rich Luquette seconded the motion. All were in favor and the motion passed.

Chair Comments:

Judie Hogan thanked Vince Gee and Geoff Grant for serving on the Planning Commission for the past two years, particularly for all their work reviewing the ordinances. She will send them a note of appreciation. The supervisors have appointed two new people who applied, John Hutzell and Horst Stehmer.

She noted that the Strayer Estate plan discussed at the last meeting has not been approved by Hamiltonban Township yet because they had some questions about it.

Minutes: The Oct. 20, 2020, minutes were taken by Nancy Wenschhof because Barb Ruppert was absent. Judie noted that they may be approved by consensus per Robert's Rules. There was one minor correction to the minutes from Rich Luquette (spelling of his name). Judie Hogan motioned to approve the minutes as corrected, and Rich Luquette seconded the motion. The Oct. 20 meeting minutes were unanimously approved as corrected.

Public Comment:

None

Old Business:

None

New Business:

Holmes Subdivision Questions Regarding Lots 25QQ0-0066---000 and 25QQ0-0067---000

Joshua Holmes would like to purchase part of two lots, 25QQ0-0066---000 and 25QQ0-0067---000, to add to his property at 25 Setter Trail, lot 25QQ0-0065---000, because the property line of the two lots cuts into his yard. He asked whether this meets zoning requirements and what steps to take (see two documents presented by Holmes).

Township Engineer Dominic Picarelli said subdividing one of the lots does not meet zoning requirements because the neighbor, Chris Smith, does not have enough land. He wouldn't be left with a minimum of 1.5 acres that is required to give some of the property to him. But if Smith merged his lots, he could sell Holmes any portion above 1.5 acres. Both property owners will need to do a subdivision plan. They should do this on one plan, showing Smith merging his two lots and Holmes adding some to his.

Holmes had another question. He is building a shed on one of his lots and wants to merge his two lots so that it meets zoning requirements to build the shed (it cannot be the primary structure on the one lot). Does he need a survey?

Dominic said he would need to do a reverse subdivision that joins his two lots together as one. They could also do this on the Smith plan if he would like. Then the two deeds would be cleaner. Going to the Zoning Hearing Board to request an exception instead of doing this would cost \$750-\$1,000 and they might not approve it because there doesn't seem to be a hardship case. Thus, doing the reverse subdivision might be cheaper/more effective. The next step for both cases is to talk to a surveyor or engineer.

Next Meeting

At 7:53 p.m., Rich Luquette moved to adjourn the meeting, and Barb Ruppert seconded it. All voted yes, and the motion passed. The next meeting is scheduled for Feb. 16, 2021, at 7:30 p.m.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary