

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

**May 18, 2023**

The Planning Commission of Liberty Township, Adams County, met on Thursday, May 18, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

**Present:** Rich Luquette, Vice Chair; Barb Ruppert, Secretary; Luther Ridge; Horst Stehmer; Dominic Picarelli, KPI.

**Not Present:** Judie Hogan, Chair; Brandon Lowe, Alternate

**Guests:** Rob Thaeler, Adams County Planning Office

Rich Luquette called the meeting to order at 7:30 p.m.

**Reorganization:** Rich Luquette motioned that the current slate of officers remain as is. Horst Stehmer seconded the motion. All were in favor and the motion passed.

**Minutes:** Horst Stehmer motioned to approve the revised Dec. 20 minutes, and Rich Luquette seconded the motion. The Dec. 20 meeting minutes were unanimously approved.

**Chair Comments:**

None

**Public Comment:**

None

**Old Business:**

None

**New Business:**

**Review and Comment Operation Second Chance 17912 HARBAUGH VALLEY RD 25B18-0024---000 Land Development Plan dated 03/27/23**

The owner is proposing a riding stable, and the Liberty Township Zoning Hearing Board has approved it. The owner is working on stormwater management and other comments.

Rich Luquette motioned to table discussion until the owner has addressed the comments. Luther Ridge seconded the motion. All were in favor and the motion passed.

**Review and Comment George Wilders 201 HARBAUGH VALLEY RD 25A-18-0009---000 Zoning Hearing Board Application for Variance**

This application addresses two issues: where the property line is for setbacks and the well, and trying to subdivide lot 203. Dominic Picarelli noted the owners have a landlocked piece of land with a right of way to Harbaugh Valley Rd. and would like to create a second landlocked lot with another right of way. The PC was provided with documents (copies attached) that show the lot was prior approved by the Zoning Hearing Board with the restriction that no further subdivision occur. The PC does not know what section(s) of the ordinance the owners would like a variation for in this current request. Rob Thaeler noted they could solve the well issue by moving the property line instead of requesting a setback variance.

Rich Luquette motioned to recommend denial of the request because the first variance request can be dealt with by moving the property line instead of requesting a variance. The owners were not present and, for both variances, insufficient information was provided with the application for the Planning Commission to

make a decision. By default, the Planning Commission concurs with the 1981 Zoning Hearing Board decision to deny further subdivisions of these lots. Horst Stehmer seconded the motion. All were in favor and the motion passed.

**Municipal Notifications of Planned Land Development for Chapter 102 Permits**

1. Adams 6 Summer Trl 25B17-0106A—000
2. Alan D Trider Revocable Trust 2560 Bullfrog Rd 25D16-0007-000 & 13D16-0007-000

Dominic Picarelli explained that these developers have notified the township that development plans will be submitted. Certain items must be completed before the submissions. The Trider plan development is in Freedom Township except for a possible road in Liberty.

**Carmel of Jesus Mary & Joseph Construction Project 465 Water Street 25C15-0085---000**

Rob Thaeler explained that in 2015, the owners had a land development plan reviewed by Hamiltonban and Liberty townships. Some of the development, including the stormwater plan, was in Liberty. In 2019, the owners' consultant presented a field change request to Hamiltonban. The township required a revised plan, which also came to Liberty and was approved. Now the owner has requested another field change. Hamiltonban will require a full revised land development plan be submitted because of the extent of the changes. County Planning will copy Liberty on this to ensure the stormwater management plan is still satisfactory for the new buildings proposed. County also noticed the municipal boundary line is 150' off of what is shown in the county, Hamiltonban and Liberty mapping systems. If what is shown in the county system is correct, that would put approximately 1/3 of the improved compound in Liberty. This is not a current problem but could be a future taxing issue if the property were sold.

Rob noted that County Planning in future will compare each plan's boundaries to the county system to note any discrepancies to be addressed. The county's official record would probably take precedence because it is based in historic record and used for many official purposes.

At 8:22 p.m., Barb Ruppert moved to adjourn the meeting, and Horst Stehmer seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for June 20, 2023, at 7:30 p.m.

Respectfully submitted,

  
Barb Ruppert  
Planning Commission Secretary