

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

May 20, 2021

The Planning Commission of Liberty Township, Adams County, met on Thursday, May 20, 2021, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting. The meeting was also livestreamed via Zoom for physical distancing safety measures.

Present: Judie Hogan, Chair; Barb Ruppert, Secretary; Horst Stehmer; Dominic Picarelli, Township Engineer

Not Present: Rich Luquette, Vice Chair; John Hutzell; Nancy Wenschhof, Alternate

Also present were Shannon Schake, Township Zoning Officer; Rob Thaeler, County Planning.

Judie Hogan called the meeting to order at 7:30 p.m.

Minutes: Judie Hogan motioned to approve the April 20 minutes without changes, and Horst Stehmer seconded the motion. The April 20 meeting minutes were unanimously approved.

Chair Comments:

Judie Hogan reported that the township supervisors were in agreement on the Dayhoff plan (Parcel # 20D15-0001A—000) that we request buffers, but it was noted that we have no township zoning ordinance re: putting Planning Commission notes on a plan.

Regarding the Wilders property (Parcels # 25A18-0009---000/ 25A18-0009B—000), years ago a subdivision plan was denied by the Planning Commission based on a previous subdivision decision and was then appealed to the Zoning Hearing Board, which also denied approval. According to Mr. Lisko, Township Solicitor, it must now be re-appealed to the Zoning Hearing Board or be brought to the courts.

Mr. Lee Royer submitted a request for extension until July on the Greenview plan, and he would like to address County comments at tonight's PC meeting. Shannon Schake will also address his comments.

Public Comment:

Jerry Stein of 295 Stultz Road (Parcel # 25D17-0026E—000) presented comments on his sketch plan for building a new, smaller home on his property so he can downsize and leave the existing large home for his children. Dominic Picarelli explained that, in the eyes of the township, Mr. Stein has one 13-acre parcel and does not have a 2-acre building lot. But he should be able to subdivide off the 2 acres, get a perc test, a new water system, etc. He should get it surveyed and submit a subdivision plan with the test results. Lee Royer also explained that Mr. Stein got a 2-acre parcel from Roy Crum that was stipulated that it could only be sold with his 11-acre parcel. He could subdivide and then use it as two parcels.

Old Business:

None

New Business:

Review Adams County Planning Comments on Final Plan Greenview Estates (Jacobs Church Road, Gladhill Road & Stahley Road) Adams County & Franklin County—Lee Royer

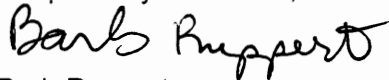
Lee Royer, Rob Thaeler, Shannon Schake, Dominic Picarelli and PC members discussed many aspects and issues related to the plan's crossing of township and county boundaries. Issues to address include how Liberty Township conservation land requirements will be handled, taxing, and the fact that our township does not allow panhandle lots. To meet conservation requirements, which do not allow the conservation

acreage to be in the building area, and which must account for constrained areas of moderate slope, it might be best to move the proposed lot lines so they do not cross municipal boundaries. Lee Royer noted that he will redraw some of the lots.

Judie Hogan motioned to table the other two new business items, discussion of an ordinance for notes on subdivision plans and of fire protection development standards, until the next meeting. Horst Stehmer seconded the motion. All were in favor, and the motion passed.

At 8:45 p.m., Barb Ruppert moved to adjourn the meeting, and Horst Stehmer seconded it. All voted yes, and the motion passed. The next meeting is scheduled for June 15, 2021, at 7:30 p.m. It will be held in person at the township offices.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary