Liberty Township Adams County
39 Topper Road, Fairfield, Pa 187320
Planning Commission Monthly Meeting

October 20, 2026

The Planning Commission of Liberty Township, Adams County, met on October 20, 2026, at 6.30 p.m.
The meeting was streamed on YouTube.

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

Not present:
Chris Hill.

Attendees:
Christine Harrington, Lee Royer, Brian Kipe.

Minutes from September 15th meeting:
Ken Farabaugh moved to approve the minutes, Luther Ridge seconded. Motion carried unanimously.

Chair Comments:

a. All Commissioners present confirmed their planned attendance at the November 17th meeting.
b. Commissioners were reminded to take Planning Commission related training.

Public Comments:
There were no public comments.

Old Business:

a. **Southwest Joint Comprehensive Plan**
   Rich Luquette said that there had been no major discussion at the last meeting, mainly demographics. He said he would provide information as it becomes forthcoming. The next meeting is in December.
b. **Review of SALDO and Zoning Ordinances and Provide Recommendations**
   Rich Luquette stated that the review of Short Term Rentals and Accessory Apartments is in the Supervisors' hands.
c. **Proposed Zoning Ordinance Amendment - Conservation by Design**
   Review and provide recommendations to the Board of Supervisors
   Rich Luquette stated that he wished to defer discussion to new business.

New Business:

a. **Harrington Richard C & Christine 475 Orchard Rd E25C18-0042-000 Final Subdivision Plan dated 08/17/2026**

I. Review and Approve DEP Sewage Facilities Planning Module Component 1.

Dominic Picarelli said to expect the DEP process to be slow, maybe 70 days.
He said that although there were already 2 septic systems, with the subdivision into 2 properties, there is still paperwork to be done. Expect conditional approval in November.
Ken Farabaugh motioned to table this, Luther Ridge seconded. Motion unanimously approved.

Ii. Review and provide recommendations for approval of Subdivision Plan to Board of Supervisors.

Dominic Picarelli suggested to Chrisitne Harrington to write up a maintenance agreement (with herself), for the shared driveway, so that driveway maintenance is appropriately shared between any future property owners.
Otherwise he had no other comments, although he was waiting for comments from zoning.
Lee Royer reminded him that the land development plan had all been approved when the property was originally developed, some years previously.

Beatrice Bowman motioned to approve recommendation for approval of the Subdivision Plan to the Board of Supervisors. Ken Farabaugh seconded. The motion was unanimously approved.

b. **Andrew Mitchell 2785 Bullfrog Rd 25D15-0035-000 Final Subdivision Plan dated 08/06/2026**

I. Review and Approve DEP Sewage Facilities Planning Module Component 1.

Luther Ridge motioned to approve the DEP Sewage Facilities Planning Module Component 1.
Ken Farabaugh seconded, motion approved unanimously.

Discussion of Proposed Zoning Ordinance Amendment

Rich Luquette had lined up some thoughts, and distributed his written ideas, with the idea to present them to the Board of Supervisors before their upcoming meeting on November 4th. He was concerned that with a planned Public Meeting, possibly combined with their regular meeting, this important topic might be rushed.
He, and the Planning Commission, concurred with the comments submitted by both the Adams County Office of Planning and Development (October 8,2026) and the Zoning Office.
He stated that he firmly believes that the proposed amendment is NOT in accordance with the objectives of the Southwest Adams Joint Comprehensive Plan.
There was general discussion and agreement that "the proposed amendment, if adopted, risks a pattern of suburban sprawl within the township, a risk noted by ACOPD".

There was discussion on density, the consensus was that density requirements should remain unchanged, that is, one unit per 2 acres (not one unit per 1 acre) and one unit per 10 acres for estate lots.
There was consensus that the Conservation Area Percentage had been dropped too low, and general agreement in establishing a minimum of 50%.
There was agreement in adopting the term "Prime Agricultural Land" versus "Prime Farm Land".
All agreed with the addition of "Retreat Centers" as a Conditional use in both the Conservation District and the Agricultural Rural District.
There was general agreement that the proposed amendments should not be rushed, and that the Board of Supervisors should address all reviewer concerns.
Rich Luquette suggested the formation of a task force including the Planning Commission and the Adams County Office of Planning and development to craft the revision, ideally in conjunction with the efforts to update the Southwest Joint Comprehensive Plan. This was thought to be a good idea.
All agreed that a public meeting should not be rushed, and that the Proposed Ordinance Amendment should not be pushed through.
Sheri Kipe voiced her concerns about large developments on larger properties. Dominic Picarelli said that restrictions already in place would limit such developments. He wondered about restrictions for potential sewage facilities for larger developments.
Beatrice Bowman noted water requirements for larger developments.
Dominic Picarelli stated that the Supervisors had folks waiting to develop their land and that they were under pressure to amend the Ordinance.
Beatrice Bowman wondered that if the proposed developers were pressuring the BoS for easement of development restrictions, there should be a counter pressure, a voice for those who wish for the retention of restrictions that help retain the rural nature of the Township.

Rich Luquette motioned to approve that he submit the Commission's comments to the Board of Supervisors.
Sheri Kipe seconded. The motion was unanimously approved.

Adjournment:
Ken Farabaugh motioned to adjourn. Luther Ridge Seconded. Unanimously approved.
The meeting was adjourned at 7.55p.m.

Respectfully submitted,
Beatrice Bowman

Beatrice Bowman

11-17-26