

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

January 20, 2026

The Planning Commission of Liberty Township, Adams County, met on Tuesday, January 20, at 6.30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield. The meeting was live streamed on YouTube.

Reorganization:

Beatrice Bowman motioned for Rich Luquette to remain as Chair, seconded by Luther Ridge. Ken Farabaugh motioned for Luther Ridge to remain as Vice Chair, seconded by Beatrice Bowman

Ken Farabaugh motioned for Beatrice Bowman to become Secretary, seconded by Sheri Kipe. All three motions were carried unanimously.

Present:

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

Attendees: Walter Barlow, Bobby Keilholtz, Chris Hall, Robert Thaeler, Lee Royer

Joint Meeting - Planning Commission and Township Supervisors

Rich Luquette convened a joint meeting with the Township Supervisors, at 6.30 p.m., to review the draft ordinance amendments designed to improve the ordinance language for existing small properties in the Agricultural, Rural and Conservation Districts. The draft text was prepared by Robert Thaeler, Adams County Principal Planner. Rich Luquette invited Mr Thaeler to open the discussion with a brief review of the key elements in the working document. Following discussion, the joint meeting concluded with general recommendations for improving the draft ordinance. Robert Thaeler committed to updating the draft ordinance for further discussion at the February Planning Commission meeting

Planning Commission Meeting

Rich Luquette called the regular meeting to order at 7.30 p.m.

Minutes

Beatrice Bowman motioned to approve the December 16 minutes, Luther Ridge seconded. Unanimously approved.

Chair comments:

Sheri Kipe was welcomed as a new member of the Planning Commission.

It was noted that, going forward, the new time for the Planning commission meetings will be 6.30 p.m.

Public Comments: None.

Old Business:

- a. Discussion of the **Southwest Adams Joint Comprehensive Plan** will start soon.
- b. **SALDO** was discussed at the previous above mentioned joint meeting. Robert Thaeler mentioned that he could provide ordinance language related to AI data centers. He is not including the language in the current ordinance amendment activity.
- c. **Andrew Mitchell 2785 Bullfrog Rd 25D15-0035-000:** it was acknowledged that a 180 day extension had been approved.
- d. **Goldenwood 2575 Tract Rd 25D18-0004-000:** There is an extension of 45 days to review the new plan. The main remaining issue is storm water management.

New Business:

Blue Ridge Sportsmen 3030 Waynesboro Pike 25A17-0072-000---Liberty/Hamiltonban
Review of Land Development Plan of 11//19/2025.

Lee Royer addressed Domonic Picarelli's comments listed in his letter of Jan 12th.

There has been no proper survey done of all 3 lots, only the proposed subdivision. He will submit a request for a waiver that Lots 1&2 need not be surveyed..

There was discussion on signing off on the Non Building waiver, it is understood that any plans to build, etc, in the future, would need to meet all necessary zoning requirements.

The boundary between Hamiltonban and Liberty runs along the stream that intersects Lot 3, separate acreage is listed, the 2 Townships appear to agree on moving forward.

Ken Farabaugh motioned to table this, Luther Ridge seconded. Unanimously approved.

Adjournment:

Luther Ridge motioned to adjourn, Ken Farabaugh seconded. Unanimously approved.

The meeting was adjourned at 8.30pm

Respectfully submitted



Beatrice Bowman
Planning Commission Secretary