

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

March 17, 2026

The Planning Commission of Liberty Township, Adams County, met on Tuesday, March 17th, at 6.30 p.m. in the Liberty Township Municipal building, 39 Topper Road, Fairfield.

The meeting was live streamed on YouTube.

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

Attendees: Supervisor: Chris Hall, Austin Bard, Brian Kipe.

Rich Luquette called the meeting to order at 6.30 p.m.

Minutes:

Ken Farabaugh motioned to approve the January 20 minutes, Luther Ridge seconded. Unanimously approved.

Chair comments:

Rich Luquette had no comments,

Public comments:

There were no public comments.

Old business:

a. Southwest Joint Comprehensive Plan:

Rich Luquette met with Rob Thaeler hoping to get a group together at some point for further discussion, nothing forthcoming at this point.

b. Review of SALDO and Zoning Ordinances:

Chris Hall explained the Board is reviewing Conservation Ordinance specifically Conservation by Design. They will probably choose to remove Conservation by Design altogether, (or go case by case), as it doesn't really support different situations. Rob Thaeler is no longer working on it, and it has been turned over to the Township Solicitor, John Lisko.

Rich Luquette requested Chris Hill provide the status of the draft ordinance amendment that was submitted to the Board of Supervisors (BOS) in September 2025. Chris agreed to discuss the issue with the BOS and report back to the Planning Commission.

c. ANDREW MITCHELL 2785 BULLFROG RD 25D15-035---000.

The review period was extended by 180 days in January, no updated plan received.

Beatrice Bowman motioned to table this, Ken Farabaugh seconded. Unanimously approved.

New Business:

a. Goldenwood 2575 Tract Rd 25D18-0004---000

Land Development Plan dated 09/17/2025; revised 02/10/26

Dominic Picarrelli, recommended to approve the plan. Referenced KPI letter of March 11, which listed the last two conditions, which have been met.

Ken Farabaugh motioned to approve the plan, Beatrice Bowman seconded, the plan was approved unanimously.

b. Blue Ridge Sportsman 3030 Waynesboro Pike 25A17-0072---000 Liberty/Hamiltonban
Plan dated 11/19/25; Revised 01/21/26.

i. Request for a modification of requirement of 1"=50' scale.

The tract is large. KPI has no problem with the modified Scale.

Ken Farabaugh motioned to approve the modified scale, Luther Ridge seconded, approved unanimously.

ii. Request for modification of requirement of providing survey of total tract boundaries with bearings and distances.

There was some discussion about the fact that the piece of the tract not being surveyed is on the south side of the Waynesboro Pike.

Ken Farabaugh motioned to accept Lee Royer's letter of 01/21/26, requesting a waiver, and approve the modification not requiring the total tract boundaries to be surveyed. Luther Ridge seconded, motion was approved unanimously.

iii. KPI recommended approval of the Sewage Facilities Plan (303.B.1). The non-building declaration has been signed by the Township SEO. Sheri Kipe motioned to approve concurrence. Ken Farabaugh seconded. Motion carried unanimously.

iv. Review and consideration of the plan.

County comments were noted.

KPI recommended conditional approval of the plan, conditional with approvals from Hamiltonban.

Ken Farabaugh motioned conditional approval of the plan, Luther Ridge seconded, motion was approved unanimously.

Adjournment:

Sheri Kipe moved to adjourn the meeting, Ken Farabaugh seconded, all approved.

Meeting was adjourned at 7.25 p.m.

Respectfully submitted
Beatrice Bowman
Planning Commission Secretary



4-21-26