

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

**October 15, 2024**

The Planning Commission of Liberty Township, Adams County, met on Tuesday, October 15, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Judie Hogan called the meeting to order at 7:30 p.m. and noted that Barb Ruppert, Secretary, was not present. She stated that Jessica Ilko, Township Assistant Secretary, would be taking the minutes.

**Present:** Judie Hogan, Chair; Rich Luquette, Vice Chair; Luther Ridge; Horst Stehmer; Dominic Picarelli, KPI.

**Not Present:** Barb Ruppert, Secretary.

**Minutes:** No Meeting was held during September. Rich Luquette motioned to approve the August 20, 2024 minutes, and Horst Stehmer seconded the motion. The August 20 meeting minutes were unanimously approved.

**Chair Comments:** None.

**Public Comment:** Rich Luquette asked if there was background information on the Liberty Estates Development. Judie Hogan said yes, but not that she can disclose, stating nothing else has been received.

**Old Business: Review and Comment on Request for Planning Waiver and Non-Building Declaration for Preliminary/Final Subdivision/Lot Addition Plan for the Property of Dustin & Ashley Alexander 25D16---0005A-000 and Kellett Property 25AE0-0113---000 plan date 5/20/2024**

Mr. Kellett was present. Dominic Picarelli commented that the SEO signed off on the Planning Waiver and Non-Building Declaration. Rich Luquette made the motion and Horst Stehmer seconded the motion. The recommendation to approve the request for a Planning Waiver and Non-Building Declaration was unanimously approved.

**Review and Comment on Preliminary/Final subdivision/Lot Addition Plan for the Property of Dustin & Ashley Alexander 25D16---0005A---000 and Kellett Property 25AEO-0113---000 plan date 05/20/2024; updated 09/09/24.**

Dominic Picarelli commented that the engineer is fine with the lot addition plan with a few minor comments. Signatures are needed from the owner and receiver to the scale. Rich Luquette made a motion to recommend to the BOS a conditional approval addressing the comments from KPI on 9/19/24. Horst Stehmer seconded the motion. The recommendation was unanimously approved.

**New Business:**

**Review and Comment on 2024 Oct 3-Sketch Plan Review Request -25C18-0042----000 HARRINGTON 475 ORCHARD RD.**

Christine Harrington was present and stated that she submitted preliminary information to separate her commercially owned business from her residence. The house would have an estimated 2.5 acres, and the commercial business would have 1.3 acres. A 10-foot-wide driveway from existing parking to existing right-of-way, which plans to access the road that leads to Orchard Road. Right-of-way identified, and Mrs. Rhodes the neighbor acknowledges the right-of-way. Mrs. Rhodes' signature has been obtained as acknowledgment. Setbacks are noted in the drawings. Existing well septic and electric in residence as well as commercial building. Impervious is roughly 60%, willing to move line if necessary. Dominic Picarelli commented that she will need backup septic sites for her residence and her commercial business to separate the two to meet DEP standards. He also stated that she might want to pull the old parcel file from the township and see if there may already be an existing backup septic system. The planning commission saw no issues subdividing the property if she could meet the current ordinance regulations which included documentation allowing the right-of-way for the driveway.

**Review and Comment on Updated Land Development Plan for Jesus, Mary, and Jospheh Liberty/Hamiltonban 25C15-0085---000 Dated 08/05/24.**

Greg Castranio was present and stated that in 2015 there were site improvements proposed. In 2019, limited disturbance was pushed out further than planned by the contractor, so revisions had to be made. Last year, a plan was submitted with small individual buildings and one large building along with an icehouse. They now need to update their Stormwater Management Plan. The engineers from Hamiltonban and Liberty Township submitted comments regarding the Stormwater Management Plan. Dominic Picarelli stated that there are no issues with the buildings, but there are outstanding items to the Stormwater Management plan. Chair Hogan moved to table this item until the necessary changes can be made and new plans submitted. Horst Stehmer seconded the motion. The recommendation was unanimously approved.

At 8:07 PM, Richard Luquette moved to adjourn the meeting, and Horst Stehmer seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for November 19, 2024, at 7:30 p.m. Minutes transcribed from meeting by Jessica Ilko, Liberty Township Alternate Secretary/Treasurer.

Respectfully submitted,



Judie Hogan  
Chair, Liberty Township Planning Commission