

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

April 16, 2024

The Planning Commission of Liberty Township, Adams County, met on Tuesday, April 16, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

Present: Judie Hogan, Chair; Rich Luquette, Vice Chair; Barb Ruppert, Secretary; Luther Ridge; Dominic Picarelli, KPI

Not Present: Horst Stehmer; Brandon Lowe, Alternate

Guests: Maddie Krantz, KPI

Judie Hogan called the meeting to order at 7:34 p.m.

Minutes: Rich Luquette motioned to approve the March 19 minutes with minor corrections, and Luther Ridge seconded the motion. The March 19 meeting minutes were unanimously approved.

Chair Comments:

Judie Hogan made a motion to revise the agenda to address Raven Rock last in an executive session for security reasons. The motion was seconded and unanimously approved.

Public Comment:

None

Old Business:

None

New Business:

Golden Wood (Austin Bard) Site Development Plan Dated 1/19/24 – 25D18-0004---000, 2575 Tract Road

Present were Michael Renn of Apex and property owner Austin Bard. Mr. Renn brought copies of the most recent plan revisions for the PC and Andrew Miller, the zoning officer; will need to send Rob Thaeler's copy electronically.

Dominic Picarelli received the plan revisions electronically today, without time to review them. He noted that there had been zoning issues and Adams County comments to address, and that a stormwater plan needed to be submitted.

The PC asked whether there was an agreement with the adjoining property owner regarding the shared driveway. Mr. Renn said there is an agreement attached to the deed in the courthouse. He will have a stormwater plan and narrative attached to the plan and get this to Maddie Krantz this week.

Judie Hogan motioned to table discussion of the plan until the May meeting. Rich Luquette seconded the motion. All were in favor and the motion passed.

Sketch Plan for Subdivision/Lot Addition for the Property of Dustin & Ashley Alexander – 25D16-0005A-000 and Kellett Property 25AE0-0113-000

Present were Christine Kellett for her son Paul Kellett, property owner, and Dave Unger, who prepared the plan. Mrs. Kellett noted that Paul bought a lot by the creek. The Alexanders own the property on the other side of the road. The Alexanders would like to sell two acres to add to Paul's lot this year and two acres

next year. This will make one big, creekfront lot, without a sand mound or other construction. They are requesting approval for conveying the first lot as an add-on lot. The parcel is to be divided into two acres per year to comply with Clean and Green. They would like to adjoin the parcels to the Kellett property so as not to be landlocked. Mrs. Kellett asked the PC for advice on how to proceed. Dominic Picarelli noted that they should confirm whether or not any of the property is in Carroll Valley. They should also ask the township for a modification so that a new survey is not required, and then note on the plan that the lot lines were taken from the deed.

Judie Hogan noted that the plans need to be submitted 10 days before the meeting in order to be reviewed.

US DOD RRMC – Raven Rock Mountain Complex Land Development Plan Dated 12/18/23

The PC went into executive session and discussed tabling the plan because the applicants were not present and comments were so recently received that the applicants haven't had a chance to address them.

Judie Hogan motioned to table discussion of the plan until the May meeting. Luther Ridge seconded the motion. All were in favor and the motion passed.

At 8:30 p.m., Luther Ridge moved to adjourn the meeting, and Rich Luquette seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for May 21, at 7:30 p.m.

Respectfully submitted,



Barb Ruppert
Planning Commission Secretary