

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

**May 28, 2025**

The Planning Commission of Liberty Township, Adams County, met on Wednesday, May 28, at 7:30 p.m. in the Liberty Township Municipal Building, 39 Topper Road, Fairfield, for the regular monthly meeting.

**Present:** Rich Luquette, Chair; Luther Ridge, Vice Chair; Barb Ruppert, Secretary; Ken Farabaugh; Beatrice Bowman; Dominic Picarelli, KPI

**Not Present:** Judie Hogan, Alternate

Rich Luquette called the meeting to order at 7:31 p.m.

**Attendees:** Township Supervisor Walter Barlow, Lee Royer, Mitchell Andrew, Jr.

**Minutes:** Ken Farabaugh motioned to approve the April 15 minutes, and Beatrice Bowman seconded the motion. The April 15 meeting minutes were unanimously approved.

**Chair Comments:**

None

**Public Comment:**

None

**Old Business:**

**Southwest Adams Joint Comprehensive Plan Update**

The county has not had further action yet on the Southwest Adams Joint Comprehensive Plan update.

**Review SALDO and Zoning Ordinances**

The PC discussed these in a workshop session today but has nothing to report yet.

**New Business:**

**Review and Comment on Request for Waiver of Wetlands Study for Final Subdivision of Tomko, Charlene, 1981 Tract Road, 25D17-0009---000, Plan date 3/17/25; Revised 4/29/25 and 5/22/25**

Lee Royer brought revised subdivision plans for the PC to review and give to the supervisors. Dominic Picarelli explained that there had been several plan revisions based on KPI's, Adams County's and the Zoning Officer's comments, and all looks good to approve based on meeting the conditions of KPI's May 22, 2025, letter. That letter has no other comments other than to obtain a wetlands waiver and Zoning Officer approval.

Ken Farabaugh motioned that the Planning Commission recommend approval of the wetlands study waiver to the Board of Supervisors. Luther Ridge seconded the motion. All were in favor, and the motion passed.

**Review and Comment on Final Subdivision of Tomko, Charlene, 1981 Tract Road, 25D17-0009---000, Plan date 3/17/25; Revised 4/29/25 and 5/22/25**

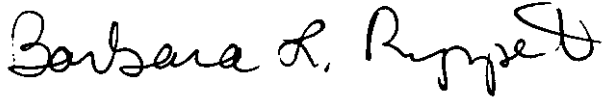
Ken Farabaugh motioned that the Planning Commission recommend conditional approval of the final subdivision plan to the Board of Supervisors based on meeting all conditions of KPI's May 22, 2025, letter. Beatrice Bowman seconded the motion. All were in favor, and the motion passed.

**Discussion of Sketch Plan Dated 5/7/25 – 25D15 – 0035---000, Andrew Mitchell 522 Water St.**

Lee Royer and Mitchell Andrew, Jr., attended the meeting. Lee explained this plan is for a 3-acre lot that the owner would like to split in half. The plan is based on an old survey, and the exact locations of wells and perc sites can't be considered until the site is newly surveyed. But they would like to know whether the PC generally thinks it would work to split this lot in half? Dominic Picarelli explained that the lot had passed perc tests in the past, and the footprint of the new house would have to be small to meet setback requirements. He and the PC saw no major issues, but Zoning Officer Andrew Miller would have to make the final decision.

At 8:03 p.m., Ken Farabaugh moved to adjourn the meeting, and Barb Ruppert seconded the motion. All voted yes, and the motion passed. The next meeting is scheduled for June 17 at 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Barbara R. Ruppert". The signature is written in a cursive, flowing style with a large, stylized "R" at the end.

Barb Ruppert  
Planning Commission Secretary