

**Freedom Township Planning Commission
Regular Meeting
October 2, 2025, at 7:00 PM**

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary
Paul Sharrer
Carol Dyke

Township Officials

Zach Gulden, Manager
Dominic Picarelli, KPI Technology

Members of the Public Present

Norma Calhoun, Sarah Kipp, & Mary Buchheit

Call to Order

Chair Belt called the Planning Commission's Meeting to order at 7:00 PM.

Public Comment

Ms. Kipp, representing the Land Conservancy of Adams County, requested multiple note changes to Shield's subdivision plan relating to the Land Conservancy's easement on the properties. Mr. Gulden stated he will forward her comments to the applicant.

Approval of Minutes

Secretary Buchheit made a **MOTION** to approve the Minutes of the April 4, 2025, meeting. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

Old Business

None

New Business

A. Preliminary / Final Subdivision Re-Combination Plan for Timothy P. Shields, Tamera R. Shields, & Futurestake, Inc. Properties.

Mr. Gulden noted that no one was present to represent the plan, and he reached out to Bob Sharrah of Sharrah Design Group, LLC. multiple times with no response.

Mr. Gulden stated KPI provided a review memo dated August 4, 2025, outlining the following plan comments:

1. The site data table appears to be incorrect with regards to proposed density (230-23.A.).
2. The site data table should be updated to include impervious coverage requirement (230-23.B.2.) and height regulations (230-23.D.).
3. The Township Zoning Officer should determine if the plan meets the intents of the Gateway Corridor Overlay (230-58).
4. The address of the subdivider needs to be placed on the plan (195-12.B.2.).
5. The bearings and distances for each of the three existing lots need to be shown on the plan (195-12.B.10). It is recommended that an existing conditions sheet be added to the plan set to show this (195-12.B.11.).
6. Lot numbers need to be added to the plan to show what portion of the existing lots are being subdivided (195-12.B.20).
7. A copy of the wetland delineation ort should be provided to the Township for review (195-12.B.32).
8. Sewage facilities planning approval is required (195-12.C.11).
9. A letter from Met-Ed that states any conditions with the use of land; including, but not limited to any associated right-of-ways and setbacks (195-12.C.9).
10. An executed owner's acknowledgement is required for all three current land owners (195-14.B.28).
11. An environmental assessment needs to be conducted because the plan proposes to cross a wetland (195-12.C.11).
12. A clear sight triangle needs to be shown for the proposed driveways; also, the available and required sight distances need to be shown (195-19.E.2.).
13. Dedication of land or payment of fees are required as implemented in the Township Recreation Plan (195-38.A.).
14. A minimum of one planting unit is required for each new lot (195-45.C.3.A.).
15. Adams County Office of Planning and Development comments should be received, reviewed, and considered.
16. Has consideration been given to subdivide off a portion of the property to the north of Pumping Station Road that encompasses the Sarah W. Gue property? If this is not an option, then a right-of-way or easement with an access agreement will need to be executed for this portion of the existing driveway.

Mr. Gulden stated the Township received County Planning Department comments on August 26, 2025.

Mr. Gulden stated that he reviewed the plan, and it does not comply with the Gateway Corridor Overlay requirements.

Secretary Buchheit made a **MOTION** to recommend denial of the Preliminary / Final Subdivision Re-Combination Plan for Timothy P. Shields, Tamera R. Shields, & Futurestake, Inc. Properties due to the comments outlined by KPI, County, and Zoning Officer. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

B. Discussion and consideration of a proposed zoning text amendment.

Mr. Gulden stated that the County’s Planning Department provided comments on the proposed text amendment on September 26, 2025.

Mr. Gulden read through the text amendment, and the Planning Commission offered the following comments:

1. Section 230-58. Recommends any trees be located outside of the right-of-way.
2. Section 230-62A.4. Recommends adding a shrub planning requirement.
3. Section 230-62B. Recommends requiring training a minimum of every two years. An annual fire safety inspection process should be conducted by a third-party contractor.
4. Section 230-62C. Recommends the bond being updated every 5 years. The agreement should be provided before the c/o is issued.
5. Section 230-62F. Recommends updating the spelling error.

Secretary Buchheit made a **MOTION** to recommend approval of the zoning text amendment, as amended with the offered comments. The **MOTION** was **SECONDED** by Ms. Dyke. The motion carried unanimously (5-0).

Other Business

None

Public Comment

None

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Sharrer. Chair Belt adjourned the meeting at 7:30 PM.