

# Ligonier Valley Joint Comprehensive Plan

## Goals, Recommendations and Actions

Community  
Economy  
Environment

Adopted August 2018

**THE  
EADS  
GROUP**

TOWNSHIP OF LIGONIER  
COUNTY OF WESTMORELAND  
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 07 OF 2018

**A RESOLUTION ADOPTING THE *LIGONIER VALLEY JOINT COMPREHENSIVE PLAN*, DATED AUGUST 2018, WITH A STUDY AREA COMPRISING LIGONIER BOROUGH AND LIGONIER TOWNSHIP, AS PREPARED BY THE JOINT PLANNING COMMITTEE CONSISTING OF REPRESENTATIVES OF LIGONIER BOROUGH AND LIGONIER TOWNSHIP, AND AS FACILITATED BY THE EADS GROUP, INC.**

**WHEREAS**, the Pennsylvania Municipalities Planning Code (MPC) enables local governments to prepare Comprehensive Plans; and

**WHEREAS**, the MPC outlines content and procedural requirements associated with the preparation, review and approval of Comprehensive Plans that have been followed in this Joint Comprehensive Planning process; and

**WHEREAS**, the Joint Planning Committee coordinated the preparation of the *Ligonier Valley Joint Comprehensive Plan* that has been published in two (2) documents, entitled *Existing Conditions and Goals, Recommendations and Actions*, all dated August 2018 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the *Ligonier Valley Joint Comprehensive Plan*; and

**WHEREAS**, the Joint Planning Committee conducted a robust and inclusive public participation and engagement process, and

**WHEREAS**, the *Ligonier Valley Joint Comprehensive Plan* was submitted to the Westmoreland County Department of Planning and Development, the Ligonier Valley School District and contiguous municipalities and was otherwise made publically available for municipal and citizen review and comment; and

**WHEREAS**, the Westmoreland County Department of Planning and Development has determined the *Ligonier Valley Joint Comprehensive Plan* to be consistent with the Westmoreland County Comprehensive Plan ; and

**WHEREAS**, the Joint Planning Committee adhered to the Public Meeting, Public Hearing and Public Review period requirements of the MPC in finalizing the *Ligonier Valley Joint Comprehensive Plan*; and

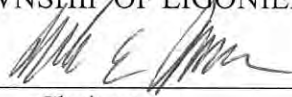
**WHEREAS**, the Joint Planning Committee duly noted and considered all public comments received in finalizing the *Ligonier Valley Joint Comprehensive Plan*; and

**NOW THEREFORE BE IT RESOLVED**, that the Ligonier Township Supervisors hereby adopts the *Ligonier Valley Joint Comprehensive Plan* that has been published in two (2) documents, entitled *Existing Conditions and Goals, Recommendations and Actions*, all dated August 2018 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the Ligonier Valley Joint Comprehensive Plan; and fulfills Ligonier Township's responsibilities under the MPC.

**RESOLVED** this 28 day of August 2018.

TOWNSHIP OF LIGONIER

By



Chairman

ATTEST: (SEAL)



Secretary

**BOROUGH OF LIGONIER  
COUNTY OF WESTMORELAND  
COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. ONE OF 2018

**A resolution adopting the *Ligonier Valley Joint Comprehensive Plan*, dated August 2018, with a study area comprising Ligonier Borough and Ligonier Township, as prepared by the Joint Planning Committee consisting of representatives of Ligonier Borough and Ligonier Township, and as facilitated by The EADS Group, Inc.**

**WHEREAS**, the Pennsylvania Municipalities Planning Code (MPC) enables local governments to prepare Comprehensive Plans; and

**WHEREAS**, the MPC outlines content and procedural requirements associated with the preparation, review and approval of Comprehensive Plans that have been followed in this Joint Comprehensive Planning process; and

**WHEREAS**, the Joint Planning Committee coordinated the preparation of the *Ligonier Valley Joint Comprehensive Plan* that has been published in two (2) documents, entitled *Existing Conditions and Goals, Recommendations and Actions*, all dated August 2018 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the *Ligonier Valley Joint Comprehensive Plan*; and

**WHEREAS**, the Joint Planning Committee conducted a robust and inclusive public participation and engagement process, and

**WHEREAS**, the *Ligonier Valley Joint Comprehensive Plan* was submitted to the Westmoreland County Department of Planning and Development, the Ligonier Valley School District and contiguous municipalities and was otherwise made publically available for municipal and citizen review and comment; and

**WHEREAS**, the Westmoreland County Department of Planning and Development has determined the *Ligonier Valley Joint Comprehensive Plan* to be consistent with the Westmoreland County Comprehensive Plan; and



**WHEREAS**, the Joint Planning Committee adhered to the Public Meeting, Public Hearing and Public Review period requirements of the MPC in finalizing the *Ligonier Valley Joint Comprehensive Plan*; and


**WHEREAS**, the Joint Planning Committee duly noted and considered all public comments received in finalizing the *Ligonier Valley Joint Comprehensive Plan*; and

**NOW THEREFORE BE IT RESOLVED**, that the Ligonier Borough Council hereby adopts the *Ligonier Valley Joint Comprehensive Plan* that has been published in two (2) documents, entitled *Existing Conditions and Goals, Recommendations and Actions*, all dated August 2018 and comprised of maps, charts, textual matter and narratives, and other matters that form the whole of the Ligonier Valley Joint Comprehensive Plan; and fulfills Ligonier Borough's responsibilities under the MPC.

**RESOLVED AND ADOPTED** at the meeting of the Council of the Borough of Ligonier held this 9<sup>th</sup> day of August, 2018, a quorum present.

BOROUGH OF LIGONIER

Attest:

  
Paul A. Fry, Jr., Secretary

By:   
James B. St. Clair, President

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# Acknowledgments

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The *Ligonier Valley Joint Comprehensive Plan* consists of two documents, this *Goals, Recommendations and Actions* volume and the companion *Existing Conditions*. These documents represent the culmination of planning efforts spearheaded by a dedicated *Joint Planning Committee* consisting of representatives of Ligonier Borough and Ligonier Township. Members of the *Joint Planning Committee* are equally responsible for guiding the planning process and are credited with providing steady guidance and leadership and for bringing a local perspective to the planning process. Members of the *Joint Planning Committee* included the following:

## Ligonier Borough:

- Jack Fry
- Jeff Markle
- Peggy Shepler
- Dave Wasemann
- Pat Scanlon
- Terry Murphy
- Matt Smith
- Jim McDonnell (former member)
- Chick Cicconi (former member)

## Ligonier Township:

- Stephanie Verna
- John Beaufort
- Barbara Nalle
- Mickey Corb
- Terry Carcella

The Ligonier Valley Joint Comprehensive Plan reflects an assets-based and issues-oriented approach for planning, which is encouraged by the Pennsylvania Department of Community and Economic Development (DCED). The Plan also adheres to the concept of *Sustainable Future Development*, which essentially is a balanced approach that adapts human activities to the constraints and opportunities of the natural and social systems necessary to support development and everyday life.



## Introduction and Vision

The Ligonier Valley experience is held in *very high regard* by residents and visitors alike. And it is almost an understatement to say that there is a positive perception of the quality of life offered in the Ligonier Valley. The small town charm, visual quality characteristics and the natural, cultural, recreation and tourism resources are assets treasured the most by residents. Members of the Joint Planning Committee believe they have an *obligation* and *duty* to maintain the character of the Ligonier Valley. In recognition on this, a *Vision* for the Ligonier Valley was developed as part of the development of this Joint Comprehensive Plan. The *Vision* reflects the guidance and input provided by Ligonier Valley residents and the Joint Planning Committee:

***Vision: The Ligonier Valley will maintain and enhance the resources and the quality of life long associated with it, affording current residents, future residents and visitors with small town charm, a clean environment, an array of outdoor, recreational and tourism venues, and specialty shopping and dining opportunities.***

This Plan establishes that any new development or any actions or activities of a business, industry, government, organization or individual be fully evaluated to determine if it could result in any type of a detrimental impact to the overall Vision of this Plan. If concerns arise and potential threats are found to be credible, then reasonable alternatives and mitigation efforts to lessen the impacts shall be considered and implemented to the extent practical.

Current planning philosophy in Pennsylvania emphasizes what is called *real-world planning*, which is taken to mean planning that is related to issues of local interest. The *Goals, Recommendations and Action Steps* provided in the following sections are aggregated into three (3) categories that reflect local interests and the *Vision* described above:

- *Community* – including the continuation and expansion of municipal cooperation for the delivery of municipal based services and the expansion of public facilities not currently offered to residents.
- *Economy* – including practices and regulations that encourages balanced and well planned developments that are consistent with the character of the Ligonier Valley.
- *Environment* – including practices and regulations for the protection of identified natural and scenic resources, agricultural lands and the supply and quality of water resources for consumption and recreational use

The planning process revealed that the more subjective term of *quality of life* is intrinsically linked with the environment and natural resource base, economy and community life within Ligonier Borough and Ligonier Township. And when considered together, are all part and parcel of place-making, which is recognized as an essential part of *real-world planning*.

The *Goals, Recommendations and Action Steps* reflect a desire of the Joint Planning Committee to make the Ligonier Valley more attractive to younger residents and families and to also make the Ligonier Valley a better place to live for seniors and retirees. Implementation of the Plan Recommendations will accomplish this dual focus. The *Ligonier Valley Joint Comprehensive Plan* acknowledges that the Ligonier Valley's small town charm, visual quality characteristics and the natural, cultural, recreation and tourism resources are what differentiates this area from all neighboring communities including the larger Pittsburgh metropolitan area. And the Plan embraces that it is these resources that will attract younger residents and families to the Ligonier Valley and what will maintain the high level of quality of life expected by its older residents.

The following subsections provide a detailed description of the context, recommendations and actions with the given category areas. A matrix summarizing the recommendations, action items, priorities (timetables), suggested roles/partnerships, the planning category and the page reference for the recommendations and actions is included at the end of each subsection. Priorities and timetables are difficult to categorize and may change over time. Still, information on priorities and timetables are noted in the following manner in the summary matrix:

- Immediate: can be considered an early action item of the Plan;
- Short-term: 1 - 3 years;
- Mid-term: 4 - 6 years;
- Long-term: 7 - 10 years; and
- Continuing: an on-going implementation measure that will continue after the initial implementation effort.

The priorities (timetables) are not hard and fast and are subject to change. They are shown as a means of categorizing actions in relation to the level of immediacy perceived as a result of input and discussion with the Joint Planning Committee during the planning process.

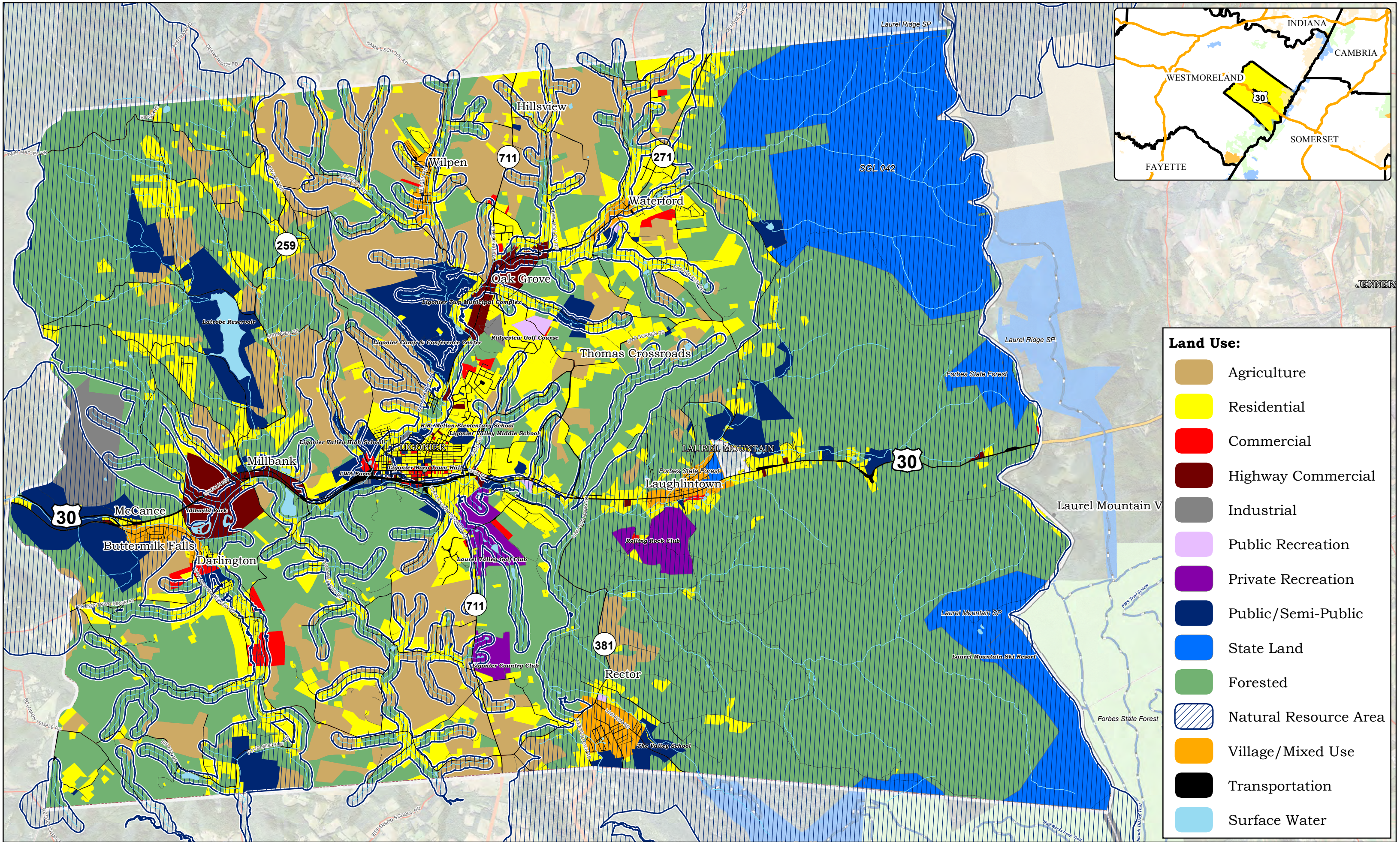
## Future Land Use

There are challenges to suggesting future land uses in a single municipality, and even more in a multi-municipal region. Future land use is a function of demand but communities cannot be reactive. They need to analyze what pressures are out there and where new development should and/or is most likely to occur. The latter is also a function of infrastructure, existing development and developmental constraints. The *Future Land Use Maps* on the following pages directly evolved from the planning process and input from the Joint Planning Committee. Some explanatory words are in order:

- *Natural Resource Area:* This area consists of publicly owned state lands and other important natural resource areas including 100-yr floodplains, a protected buffer around all streams, high quality and exceptional value watersheds and important natural areas identified in the Westmoreland County Natural Heritage Inventory. While not expressly a conservation area, these areas have characteristics that may limit the degree, nature or location of future development, thus well-planned site development in concert with the natural resource base of the land is suggested.
- *Residential:* Rather small pockets of new residential development that generally reflects past and current developmental history is suggested along or near Darlington Rector Rd., Two-Mile Run Rd., Mountain Rd. and Nature Run Rd., and in areas surrounding Waterford, Laughlinton and Ligonier Borough.
- *Village/Mixed Use:* The map identifies five (5) villages in Ligonier Township – Darlington, Wilpen, Waterford, Laughlinton and Rector. This category reinforces and formalizes that residential and other types of mixed use development already exists in these areas. Additional community-serving businesses, retail and services and efforts to provide and improve pedestrian and bicycle access and to decrease vehicular traffic are encouraged in these areas.
- *Highway Commercial Use:* These areas are generally consistent with Economic Opportunity areas identified as part of this planning process including along US. Rt. 30 west and along PA Rts. 271/711 generally between Ligonier Borough and the 271/711 split in Oak Grove and reflect areas with community infrastructure, accessibility and developmental history. Commercial uses that would be in keeping with the context and character of the Ligonier Valley would be appropriate.

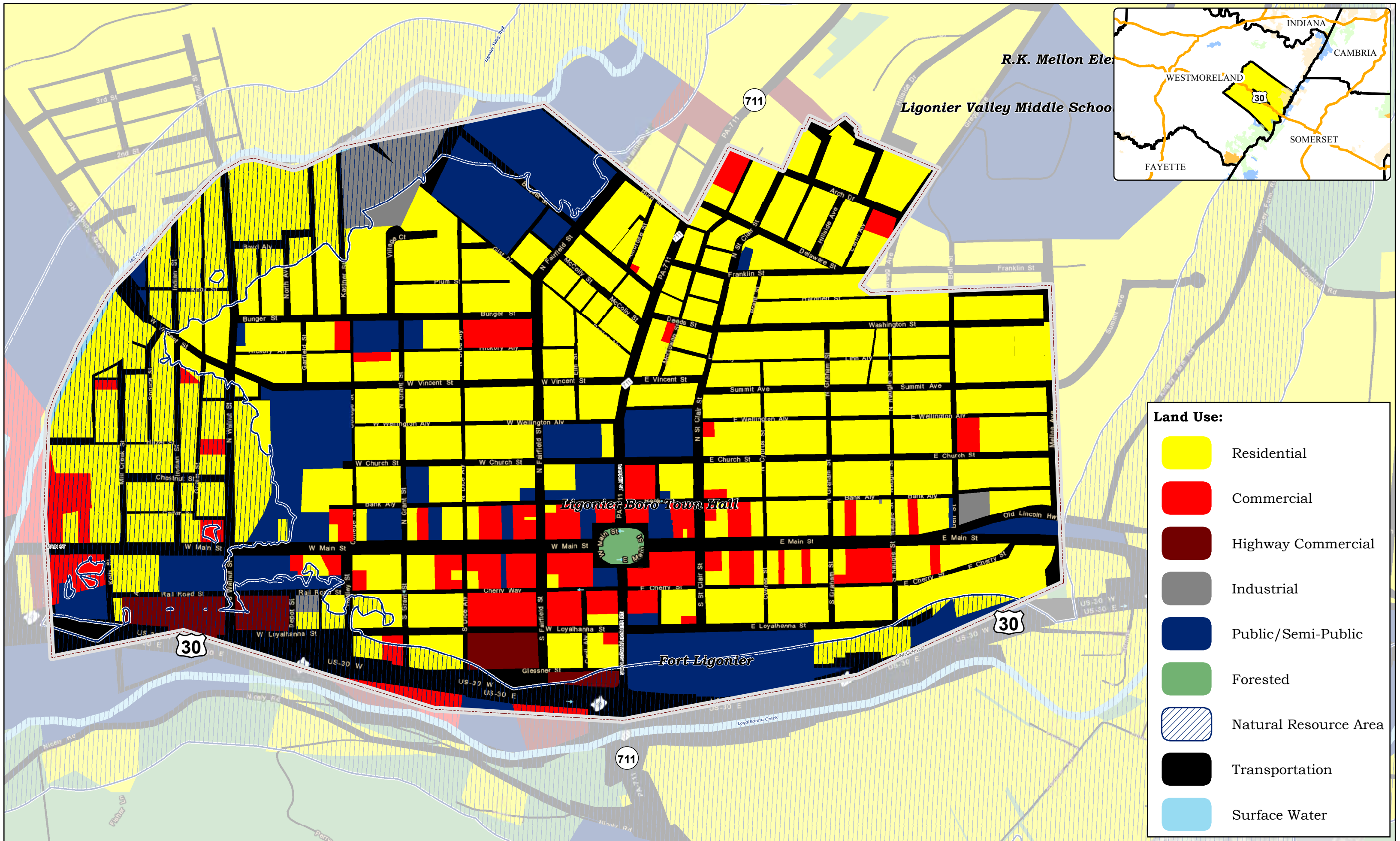
The future land use recommendations are suggested as guidance for local municipal decision-making. The *Future Land Use Maps* reflects the synthesis of information from the *Existing Conditions* section of the Comprehensive Plan process, specifically data layers from the *Development Constraints*, *Public Sewer and Water*, *Traffic Volumes* and *Existing Land Use* mapping.





- Land Use:**
- Agriculture
  - Residential
  - Commercial
  - Highway Commercial
  - Industrial
  - Public Recreation
  - Private Recreation
  - Public/Semi-Public
  - State Land
  - Forested
  - Natural Resource Area
  - Village/Mixed Use
  - Transportation
  - Surface Water





## Community - Recommendations

### **Priority Goal – Continue and Expand Inter-Local Municipal Cooperation -**

*Encourage the continuation and expansion of inter-local municipal cooperation on the delivery of municipal services determined to be of mutual benefit to the Borough and Township, which may address:*

- *the delivery of existing public services and provision of existing public facilities in a more cost-effective manner than if continued to be offered individually by the Township and Borough; and*
- *the expansion of other public services and provision of other public facilities in a cost-effective manner not presently offered to residents of the Borough and Township.*

### Background

There is a sense of community between Ligonier Borough and Ligonier Township in terms of *quality of life* of the region and recognition that the Borough and Township have certain common issues and needs that are best addressed together. There has been considerable inter-municipal cooperation between the Borough and the Township including police and fire department cooperation, recreation planning and on major public works projects. Comments echoed at various junctures in the planning process suggest that there are additional areas where the Borough and Township could cooperatively deliver services and facilities to Ligonier Valley residents, including addressing drug issues, expanding recycling opportunities, dealing with blight, emergency response communication/education and providing local transportation opportunities. Considerable community concern related to truck traffic in the Ligonier Valley was also raised throughout the planning process. A number of these concerns were focused on issues regarding truck traffic, truck routing and traffic safety.

### Recommendation – Provide Desired Services and Facilities

Ligonier Borough and Ligonier Township will actively work together to collectively provide the kinds of services and facilities desired by Ligonier Valley residents.

- **ACTION:** At the close of this Comprehensive Plan Update process, a reformulation of the Ligonier Valley Joint Planning Committee (LVJPC) into a seven (7) member Ligonier Valley Steering Committee (LVSC) is recommended. It would continue to meet regularly to provide a more formal implementation-oriented forum to review, discuss and monitor plan implementation measures. Committee membership would be by appointment of the respective governing body and is recommended to include:
  - One member of Borough Council and one member of the Board of Township Supervisors;
  - Two members of the Ligonier Valley Joint Planning Committee, one each from the Township and Borough;
  - Two members from the respective municipal planning commissions or residents at large, again one each from the Borough and Township; andIn addition, one additional member will be appointed by the above 6 members.

The subject of Committee efforts are suggested to include:

- Monitoring implementation of the recommendations of this Plan Update;
- Establish then monitor specific Ad Hoc/ topic-based subcommittees in the implementation of Action Steps as proposed in this Plan;
- Continuing outreach and educational efforts associated with the completed and future regional planning process;
- Encouraging the continuation and expansion of inter-municipal cooperatively delivered services and facilities; and
- Periodically consider the formalization of the regional planning process in the development of a joint planning commission.

The Ad Hoc subcommittees may change as specific topics are accomplished and implemented and/or as the Region works through the priorities (i.e. short- mid- and long-term) as noted in this Plan.

- **ACTION:** Ligonier Borough and Ligonier Township will be proactive in addressing drug issues in the Ligonier Valley by coordinating with the Ligonier Valley School District and local police departments, the Westmoreland County Drug Overdose Task Force and State level law enforcement agencies, including the State Attorney General's office, to jointly host drug abuse and prevention themed public meetings/forums workshops for student and parent audiences via a Drug Education Ad Hoc Subcommittee.
- **ACTION:** Current recycling efforts in the Ligonier Valley will be expanded to provide opportunities for the recycling of plastics and metals. Ligonier Borough and Ligonier Township will work together to identify the most cost effective method for providing this service. It is suggested that an Ad Hoc Recycling Subcommittee is formed with a cross-section of residents and officials to evaluate options and to move this recycling idea further.
- **ACTION:** The Township and Borough develop and implement a Blight Removal Strategy that encourages property reuse/rehabilitation. The following are suggested to be included in the Strategy:
  - Borough and Township Zoning and Code Enforcement staffs prepare an inventory of blighted properties. It is suggested that the Ligonier Township Blight Report web application recently prepared by The EADS Group be used as a basis to prepare and maintain the inventory.
  - An Ad Hoc Blight Subcommittee is formed that will initiate discussions with Westmoreland County Land Bank representatives to identify how the Land Bank can be used to preserve abandoned properties identified by the inventory of blighted properties.
  - The Subcommittee develops an inventory of local contractors, service providers, school students needing service hours and other volunteers that would be willing to help property owners that need assistance to rehabilitate and/or to just clean up their property. It is suggested that the Ligonier Valley Council of Churches may be approached to lead this effort.

- **ACTION:** Township and Borough police departments and emergency response officials will evaluate how best to use the following communication outreach methods to develop an Emergency Response Communications strategy to better educate residents on emergency situations, responses and planning.
  - Use Ligonier Township's local information station provided through Comcast cable;
  - Develop a reverse 911 or a *One Call Alert System* – suggested to coordinate with the Ligonier Valley School District's and Ligonier Township Municipal Authority's notification systems;
  - Include basic emergency response information on the Borough and Township web-sites;
  - Include various types of emergency response information in the Township newsletter;
  - Add residents to the Borough and Township Threat Response Committees to provide input/perspective on emergency threats and responses;
  - Conduct direct interaction with residents in flood prone areas to help them be better prepared for future flooding events; and
  - Use the 1670 AM radio station to provide information on current emergencies.
  
- **ACTION:** Ligonier Township and Ligonier Borough will jointly coordinate with local church/religious based organizations, community groups and supportive agencies, health care providers and individual volunteers to cooperatively develop and maintain a community based transportation outreach program that will provide dependable local transportation to the elderly, residents lacking access to individual means of transportation and/or residents that are otherwise not able to drive themselves.
  - The Township and Borough will take the lead in developing an inventory of organizations and volunteers available to participate in the transportation outreach program.
  - An Ad Hoc Transportation Subcommittee will take the lead in establishing the operating structure and provide support as needed to ensure continuation of the program.
  
- **ACTION:** Ligonier Township and Ligonier Borough will jointly coordinate with Fire Departments and Emergency Medical Services (EMS) providers in the Ligonier Valley to provide recruitment, retention and funding support.
  - Support area providers in recruitment and funding efforts, including participation in the *Staffing for Adequate Fire and Emergency Response* (SAFER) Program, established to help sixty (60) Westmoreland County volunteer fire departments with recruitment, training and equipment.
  - Provide moral support to EMS providers in their respective recruitment and funding activities, and letters of support as requested.



### Recommendation – Truck Traffic and Safety

A collaborative effort is recommended to reflect the community's emphasis and concern over truck traffic and safety. With this in mind the following actions are suggested.

- **ACTION:** The Ligonier Borough and Ligonier Township Planning Commissions evaluate proposed development projects for their potential to increase truck traffic and safety issues in the Ligonier Valley. It is suggested that the Borough and Township Planning Commissions coordinate with developers on creating site access and layout plans that minimize vehicle and truck congestion points and direct truck impacts on local roadways.
- **ACTION:** The Ligonier Borough and Ligonier Township Planning Commissions evaluate future planning efforts associated with pedestrian, bicycle and other resident mobility areas to minimize direct impacts with truck traffic and indirect impacts via proposed facility alignments, crossing points and access areas along or near heavily used truck routes.
- **ACTION:** Ligonier Township's current Zoning Ordinance provides the Township with some level of control over truck routing to be utilized during gas drilling operations. The Township reserves the right to designate reasonable required truck hauling routes that are least intrusive to the Township when appropriate and possible. It is suggested that when possible, the Township designates truck hauling routes away from Ligonier Diamond, and Main Street and Market Street in Ligonier Borough.
- **ACTION:** The Ad Hoc Transportation Subcommittee will provide support as needed to the Borough and Township on the above described action items.

### **Priority Goal – Enhance Community Facilities and Services -**

*Enhance community facilities and services that will improve the Ligonier Valley for existing and new residences, small businesses and entrepreneurs including:*

- *the extension of sanitary sewer service to unserved villages and other sections of the Township having the population density necessary to economically sustain the service;*
- *the interconnection of residential and business areas, open space and recreational areas and other resources for pedestrian and bicycle access;*
- *encouraging the telecommunications providers to improve cellular and internet service in unserved and/or under-served sections of the Ligonier Valley; and*
- *the provision of new and/or enhancement of existing recreational facilities within the villages and other settled sections of the Township and within the Borough.*
- *providing local post-secondary educational opportunities and entry level housing opportunities.*

### **Background**

Input received during the planning process regarding public services and facilities suggests a high satisfaction with *the basics* such as fire, police, EMS and trash collection, as well as with the Ligonier Valley Library. The availability of biking and hiking trails and pedestrian walkways is perceived by residents as being relatively 'good', comments and other input received provides justification for expanding the local trail system and improving/upgrading the pedestrian walkway system in the Borough. Results of the Community Survey conducted for this Plan also indicates that outdoor active recreational facilities (i.e. playing fields, courts, play apparatus, trails, performance venues, etc.) and sanitary sewer extensions are desired by Valley residents. The enhancement of sanitary sewer infrastructure is critical for existing residents and community life in general, and for the Ligonier Valley to attain its economic developmental potential. Input received by the Joint Planning Committee and through the public participation process suggests that establishing post-secondary education opportunities and housing choices for younger residents and families are also priorities for the Ligonier Valley.

### **Recommendation – Expansion of Sanitary Sewer Service**

The Oak Grove, Waterford and Wilpen areas of Ligonier Township are currently served by private on lot sewer systems and holding tanks. Failures of many on lot systems in these areas have been known to occur. Commercial and residential growth has also occurred in these areas, necessitating additional sewage disposal facilities, particularly along the Route 711 corridor. This Plan acknowledges that expansion of the sanitary sewer infrastructure system within the Oak Grove, Waterford and Wilpen areas of Ligonier Township is necessary for sustaining community, environmental and economic development needs in these areas and also for enhancing the entire Ligonier Valley as a place to reside, visit and work.

Ligonier Township is updating their Act 537 Plan to address the long term sewage disposal needs in the Oak Grove, Waterford and Wilpen areas. Act 537 Plans are sewage system and infrastructure related planning efforts completed by local

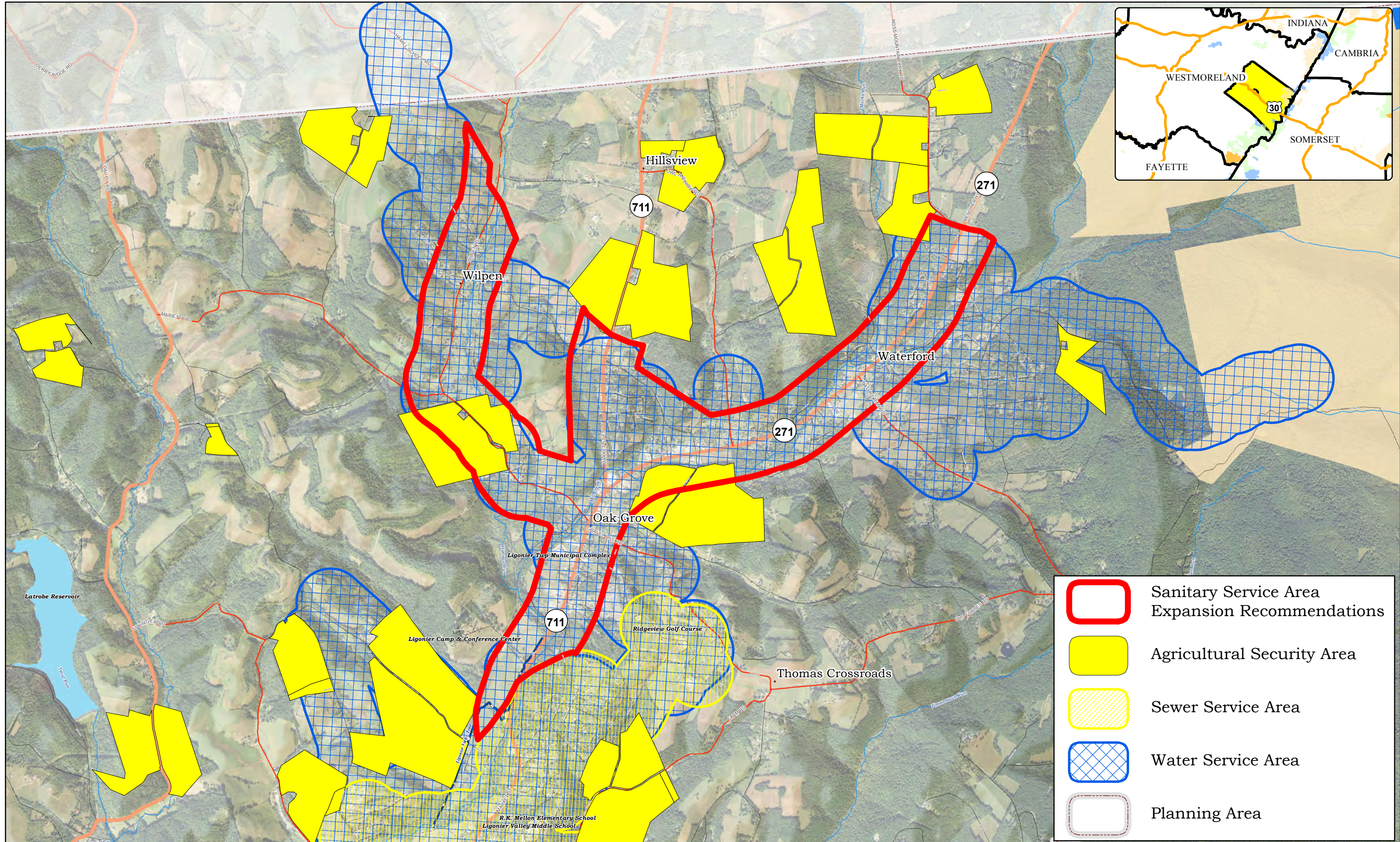
municipalities to address their present and future sewage disposal needs. The Pennsylvania Department of Environmental Protection (PADEP) oversees the Act 537 program in order to help municipalities address their sewage disposal needs. Ligonier Township is updating their Act 537 Plan concurrently with this Comprehensive Plan Update process. Three (3) main alternatives are being considered by Ligonier Township as part of their Act 537 Plan update:

1. Construct a public sewer collection and conveyance system to serve the area, and convey wastewater to the existing Ligonier Borough wastewater treatment plant (WWTP) which is owned and operated by the Municipal Authority of Westmoreland County (MAWC).
2. Construct a public sewer collection and conveyance system to serve the area, and convey wastewater to a new wastewater treatment plant, with a discharge to Mill Creek, which would be constructed, owned, and operated by the Ligonier Township Municipal Authority.
3. Continue to serve the area using private on lot systems and/or holding tanks.

Ligonier Township is encouraged to finalize an update to their Act 537 Sewage Facilities Plan and to submit it to the PADEP for approval. This Plan further encourages that the Ligonier Township Municipal Authority implements the PADEP approved sanitary sewer expansion approach for the Oak Grove, Waterford and Wilpen areas.

To support the Act 537 planning process, the Joint Planning Committee suggests as one measure of preserving and enhancing agriculture land uses and a desired rural quality of life in these areas, that future sanitary sewer service expansion interfaces with existing public water service infrastructure in the Oak Grove, Waterford and Wilpen areas and that any new sanitary sewer infrastructure be located away from existing Agricultural Security Areas. The map on the following page highlights the location of existing public water and sanitary sewer service, Agricultural Security Areas and the recommended sanitary service expansion area in the Oak Grove, Waterford and Wilpen areas of Ligonier Township.





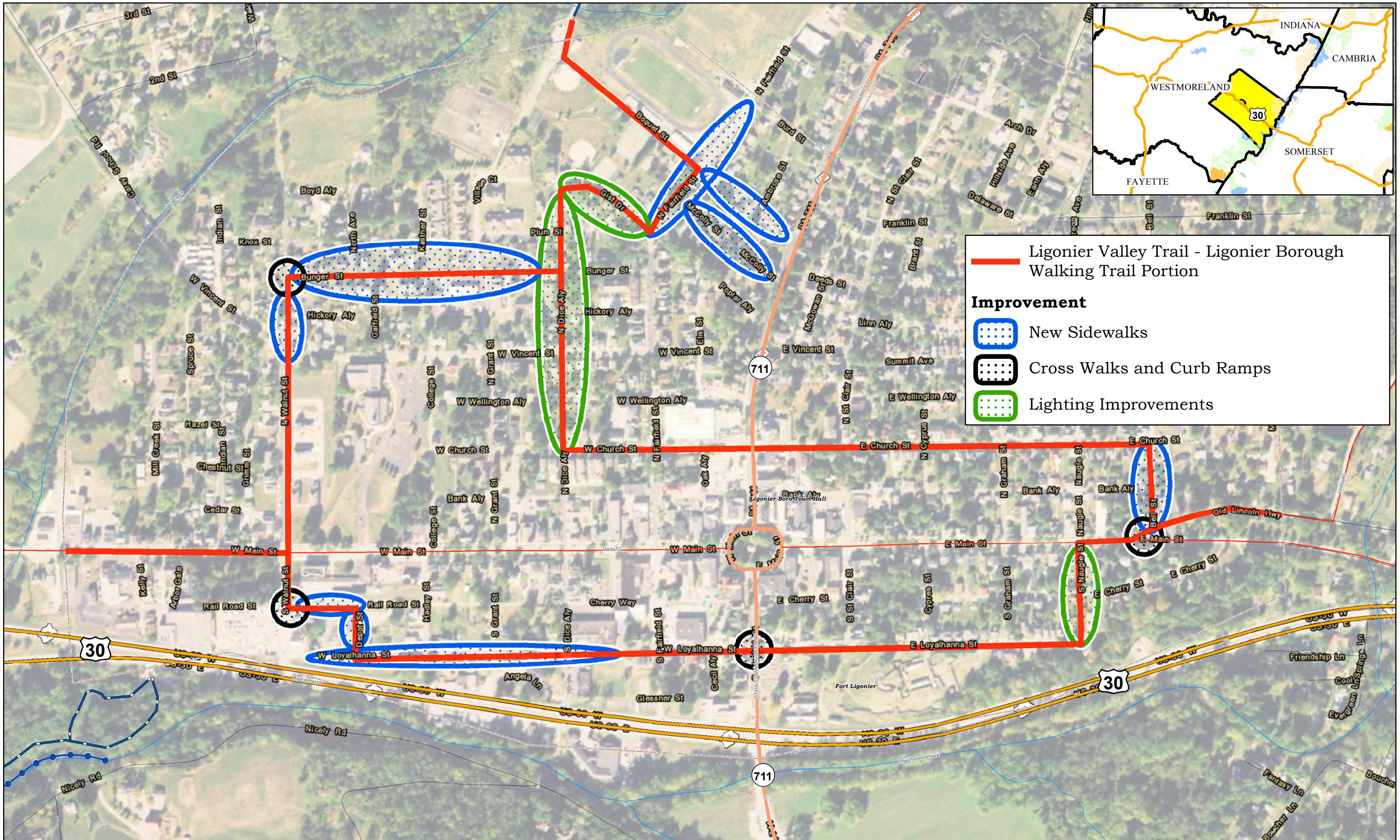


### Recommendation – Enhance the Walking and Biking Experience in Ligonier Borough

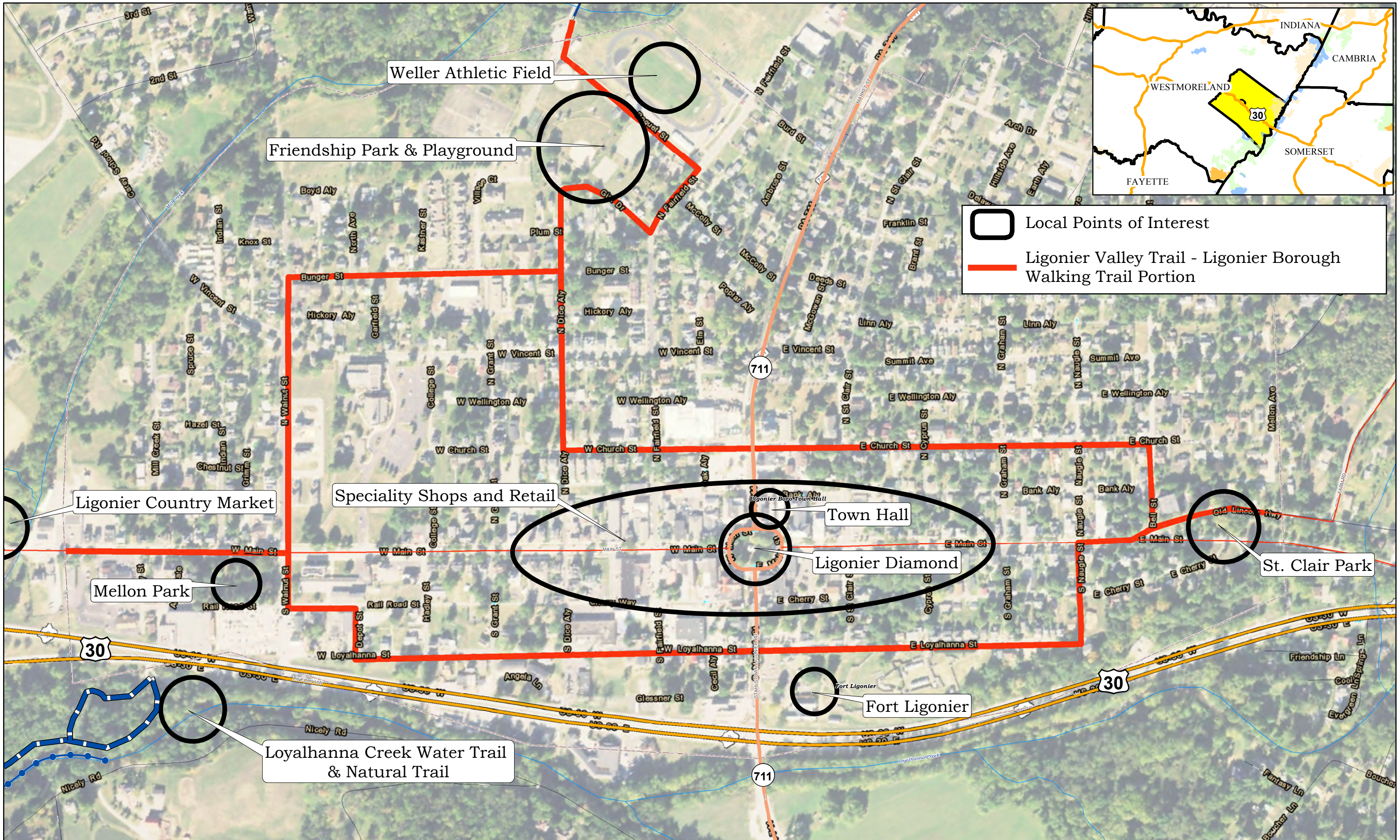
The following actions are aimed at enhancing the walking and biking experience of the Walking Route portion of the Ligonier Valley Trail within Ligonier Borough. It is anticipated that the Ligonier Township Recreation Committee and Ligonier Borough will be primarily responsible for implementation. Maps provided on the following two pages illustrate actions associated with *Walking Route* and *Wayfinding* improvements as narratively described below.


- **ACTION:** Consider the construction of new sidewalks along the northern end of Fairfield St. and along Boquet and McColly Streets to safely connect pedestrians with the Weller Athletic Field, Friendship Park and Playground.
- **ACTION:** Periodically review the viability of constructing new sidewalks to fill gaps along the *Walking Route*:
  - West Loyalhanna St. – between Fairfield St and Walnut St.
  - Bell St. - between East Loyalhanna St. and Church St.
  - Walnut St. – small section south of Vincent St
  - Bungler St. – between Dice Alley and Walnut St.
  - Railroad St. – between Depot St. and Walnut St.
  - Depot St. – entire length
- **ACTION:** Complete spot sidewalk repairs along the *Walking Route*.
- **ACTION:** Improve lighting along the *Walking Route*:
  - North Dice Alley – between Church St and Bungler St.
  - Gist St. – between West Loyalhanna St and North Dice Alley
- **ACTION:** Install painted crosswalks and curb ramps at selected intersections along the *Walking Route*.
- **ACTION:** Establish an Ad Hoc Trail Wayfinding Subcommittee to further efforts to install Bike Route signage to telephone and other standing poles along the *Walking Route*, and to add painted pedestrian/bike markings to road surfaces along the *Walking Route*.
- **ACTION:** Ad Hoc Trail Wayfinding Committee continues signage initiative installing wayfinding signage along the *Walking Route* to direct users to local points of interest in the Borough.










 Local Points of Interest

 Ligonier Valley Trail - Ligonier Borough Walking Trail Portion



### Recommendation – Expand the Ligonier Valley Trail

The following actions reflect the Ligonier Township Recreation Committee's trail expansion priorities and their overall goal to establish connections between Ligonier Borough and Ligonier Township, as illustrated on the Ligonier Valley Trail Extensions Map on the following page. Ligonier Borough and Ligonier Township are recommended support their efforts to complete these projects.

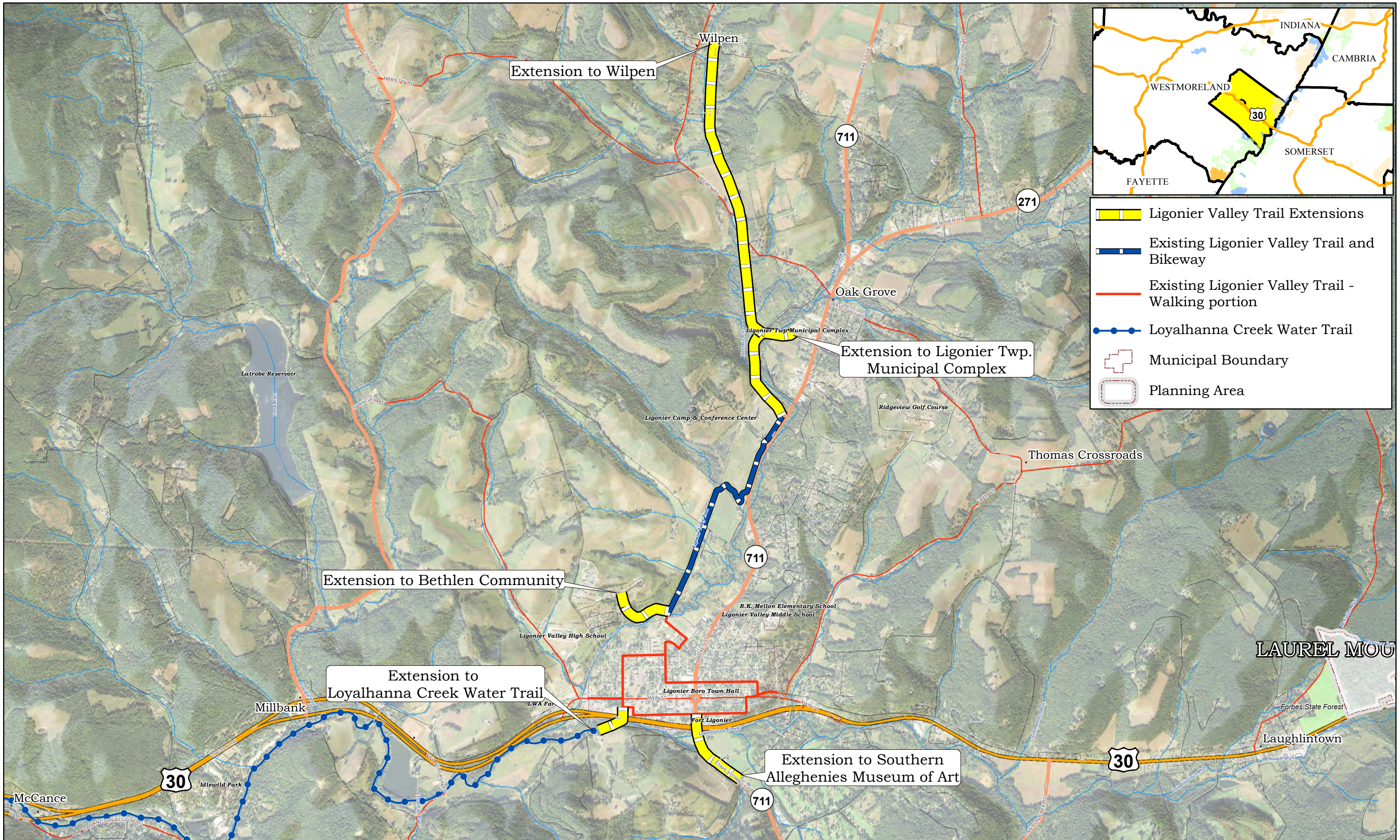
- **ACTION:** The Ligonier Township Recreation Committee obtains the necessary easements and funding to extend the Ligonier Valley Trail northward from its current terminus near the Ligonier Valley Conference center to the Ligonier Township Municipal Complex and then ultimately into the Village of Wilpen.
- **ACTION:** The Ligonier Township Recreation Committee works with representatives of the Bethlen Community to finalize a route alignment, acquire easements and obtain funding necessary to extend the Ligonier Valley Trail westward to connect it with the Bethlen Community.
- **ACTION:** The Ligonier Township Recreation Committee periodically reviews the viability of establishing pedestrian crossing points and extend the Ligonier Valley Trail across US Route 30 to points of interest;
  - At the PA Route 711 intersection for pedestrian access to the Southern Alleghenies Museum of Art
  - Walnut St. intersection for pedestrian access to the Loyalhanna Creek Water Trail and the Loyalhanna Nature Trail

### Recommendation – Recreation Facilities Improvements

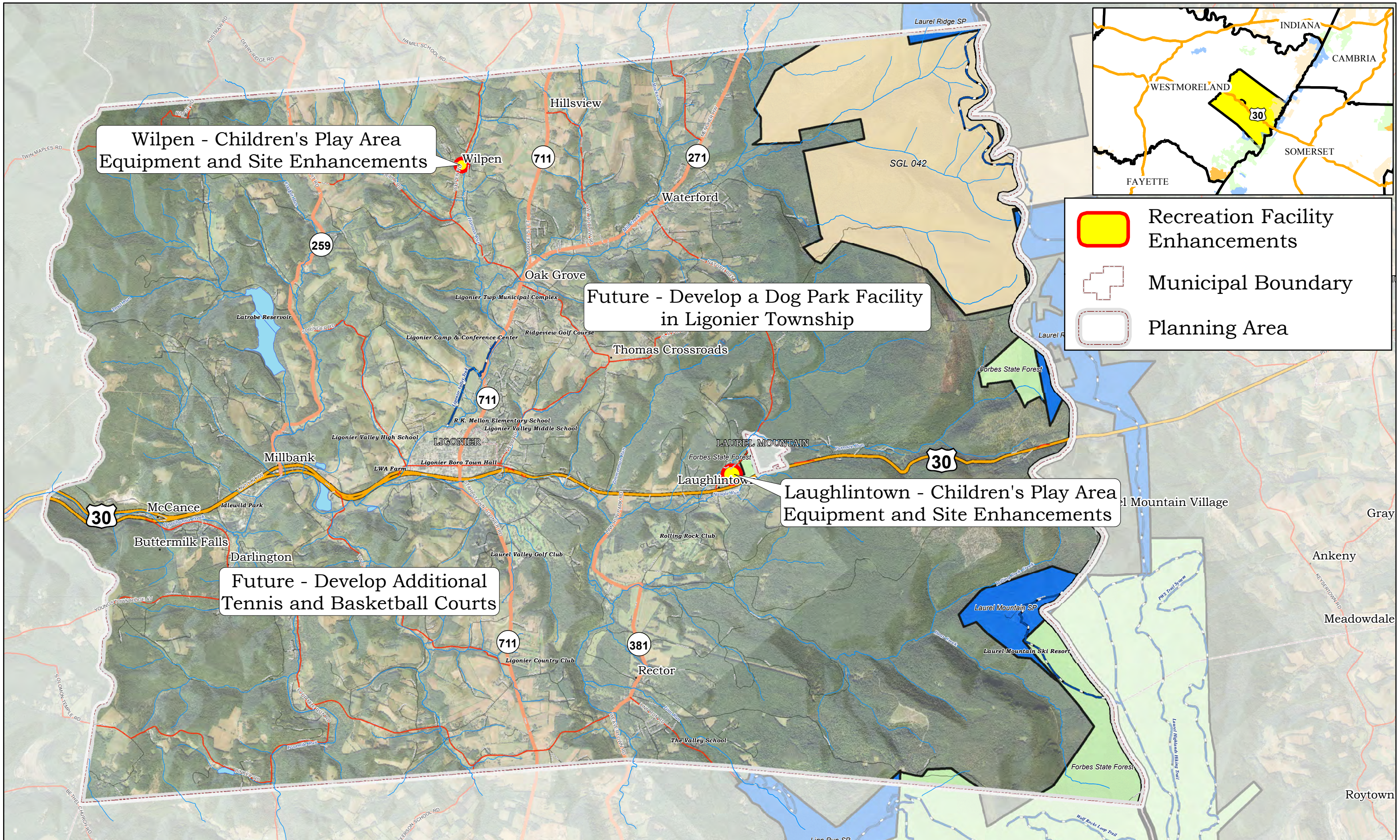
Improve recreational facilities in Ligonier Township and begin the planning to develop new recreation facilities in the Ligonier Valley that are desired by residents. These are generally illustrated on the Recreation Enhancements Map on Page 13.

- **ACTION:** Upgrade play equipment and complete site enhancements to the playground areas in the Villages of Wilpen and Laughlintown.
- **ACTION:** Develop a community garden with leasable plots on the Loyalhanna Watershed Association Farm property located just outside of Ligonier Borough.
- **ACTION:** Inventory and evaluate suitable sites for a public Dog Park facility, which garnered considerable interest as per public input.
- **ACTION:** Inventory and evaluate suitable sites for additional Tennis and Basketball Courts.











### Recommendation – Expand and Upgrade Cellular and Internet Service

A collaborative effort is recommended to make reliable cellular and high speed broadband internet service available to un-served and/or under-served sections of the Ligonier Valley, and upgrade the existing infrastructure network to allow for a more reliable and faster broadband service. With this in mind the following actions are suggested.

- **ACTION:** The Steering Committee establishes an Ad Hoc Telecommunications Subcommittee that integrates information provided in the Economic Recommendations section to identify *priority Telecommunications Opportunity areas* in the Ligonier Valley. This will allow the Subcommittee to guide service upgrades away from rural areas where telecommunication infrastructure is not desired or may impact the visual quality of the Ligonier Valley.
- **ACTION:** The Subcommittee evaluates various methods for providing advanced telecommunication services to the *Telecommunications Opportunity areas*. It is suggested that these methods at least include establishing a municipally operated service and through direct Telecommunication Industry service expansion.
- **ACTION:** If direct Telecommunication Industry service expansion is determined to be required, the Subcommittee works to provide incentives to the Telecommunication Industry to expand/upgrade service into *Telecommunications Opportunity areas*:
  - Define the Demand and Market
    - Conduct a Market Study to identify the specific need(s) per sector (Industrial, Commercial, Residential, etc).
    - Use the Market Study to identify the demand (i.e. document that the service will be purchased) and by what sector when it arrives (Industrial, Commercial, Residential, etc).
  - Remove impediments to installing telecommunication infrastructure:
    - Zoning Restrictions – revisions to the existing zoning ordinances will likely occur at the conclusion of this planning effort, reflecting a number of recommendations.
    - Appropriate Siting - Identify and pre-approve Communication/Cell Tower Sites.
    - Public Opinion – document that residents will support installation of the telecommunication network including equipment, lines and towers.
  - Develop a Clear Pathway for Connecting the Telecommunications Network into the *Telecommunications Opportunity areas*:
    - Obtain permission/agreements from electricity providers to add telecommunication wiring to existing utility poles.
    - Obtain easements for underground wire installation.

- **ACTION:** Explore and evaluate various US Department of Agriculture *Rural Development Telecommunications Programs*, including Community Connect Grant Program, Rural Broadband Access Loan and Loan Guarantee Program and Telecommunications Infrastructure Loans and Loan Guarantees; and if submissions are made for funding, support these efforts to help the telecommunication industry expand and upgrade services in the Ligonier Valley.

#### Recommendation – Establish Post-Secondary Education Opportunities

Further evaluate the need for and capacity to establish a Ligonier Valley branch/satellite campus of a regional college/university. A focus here is to provide post secondary education opportunities for local residents, thus reducing the need for them to relocate out of the area for continuing education. Another benefit in establishing this type of education facility is to create a resource that will attract young and educated talent into the Ligonier Valley. The hope would then be for a percentage of this talent to stay in the Valley to work in nearby businesses/industries and/or to create new businesses in the Valley.

- **ACTION:** A partnership including but not limited to Ligonier Borough, Ligonier Township, the Ligonier Valley Steering Committee, the Ligonier Valley Chamber of Commerce and others to be determined, creates an Ad Hoc Post-Secondary Education Subcommittee that will work to establish relationships with regional colleges/universities and will coordinate with them so that potential opportunities can be identified.
- **ACTION:** The Subcommittee inventory available land and existing buildings capable of hosting these types of educational facilities, using future land use recommendations of this planning effort as a starting point.

#### Recommendation – Develop Entry-Level Housing Opportunities

Identify and evaluate opportunities to develop more entry-level housing choices more suitable for younger residents and facilities.

- **ACTION:** The Ligonier Valley Steering Committee establishes an Ad Hoc Housing Subcommittee with representatives from the Loyalhanna Realty, Howard Hanna and other local realtors and the Ligonier Valley Chamber of Commerce.
- **ACTION:** The Housing Subcommittee will work to define current market conditions and opportunities for entry-level housing.
- **ACTION:** The Housing Subcommittee will identify impediments and solutions to traditional mixed use development in the Borough.
- **ACTION:** The Housing Subcommittee will identify opportunities to rehabilitate older homes for sale/rent to younger residents.

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

<b>Sustainability Category: Community</b>						
<b>Priority Goal: Encourage the continuation and expansion of inter-local municipal cooperation on the delivery of municipal services determined to be of mutual benefit to the Borough and Township</b>						
<b>Sub-Goals</b>	<b>Recommendations</b>	<b>Action Steps</b>	<b>Priority</b>	<b>Suggested Roles/Partnerships</b>	<b>Planning Category</b>	<b>Page Reference</b>
Provide the delivery of existing public services and provision of existing public facilities in a more cost-effective manner than if continued to be offered individually by the Township and Borough	Reformulation of the <i>Ligonier Valley Joint Planning Committee</i> into the Ligonier Valley Steering Committee (LVSC), continuing to meet regularly to provide a more formal implementation-oriented forum to review, discuss and monitor plan implementation measures.	Discussions are suggested to include: <ul style="list-style-type: none"> <li>• Monitor the implementation of the recommendations of this Plan Update;</li> <li>• Establishment/monitoring of Ad-Hoc/ topic-based committees for Action Step implementation purposes</li> <li>• Continue outreach and educational efforts associated with the completed and future regional planning process;</li> <li>• Encourage the continuation and expansion of inter-municipal cooperatively delivered services and facilities; and</li> <li>• Periodically consider the formalization of the regional planning process in the development of a joint planning commission.</li> </ul>	Immediate & Continuing	<b>Borough Council and Township Supervisors (appoint 6 LVSC members)</b> <ul style="list-style-type: none"> <li>• One each from governing bodies</li> <li>• One each from LVJCP Committee</li> <li>• One each from municipal planning commissions or residents at-large</li> </ul> Six members appoint a 7 <sup>th</sup> member	Community Facilities and Services Infrastructure Housing Economic Base	1
	Borough and Township will be proactive in addressing drug problems in the Valley	Jointly market using multiple methods and host periodic drug abuse and prevention themed public meetings/forums/workshops for student, parent and general audiences	Immediate & Continuing	<b>Ad Hoc Drug Education Subcommittee</b> Borough/Township Police Departments Ligonier Valley School District Westmoreland County Drug Overdose Task Force PA State Police PA Attorney General's office Area State Legislators.	Community Facilities and Services	2
	Expansion of recycling efforts to provide opportunities for the recycling of plastics and metals	Joint formation of an ad hoc committee of residents and officials by the Township and Borough to evaluate options and to move this recycling idea further	Immediate	<b>Ad Hoc Recycling Committee</b>	Community Facilities and Services	2
	The Township and Borough develop and implement a Blight Removal Strategy that encourages property reuse/rehabilitation	Borough and Township prepare an inventory of blighted properties	Short-term	<b>Borough/Township Zoning and Code Enforcement staffs</b> Borough/Township Planning Commissions	Housing Economic Base	2
		Initiate discussions with Westmoreland County Land Bank representatives to identify how the Land Bank can be used to preserve abandoned properties identified by the inventory	Short-term	<b>Ad Hoc Blight Subcommittee</b> Borough/Township Planning Commissions Westmoreland County Land Bank Redevelopment Authority of the County of Westmoreland		2
		Develop an inventory of local contractors, service providers, school students needing service hours and other volunteers that would be willing to help property owners that need assistance to rehabilitate and/or to just clean up their property	Short-term	<b>Ad Hoc Blight Subcommittee</b> Ligonier Valley Council of Churches Volunteers		2

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

<b>Sustainability Category: Community</b>						
<b>Priority Goal: Encourage the continuation and expansion of inter-local municipal cooperation on the delivery of municipal services determined to be of mutual benefit to the Borough and Township (continued)</b>						
<b>Sub-Goals</b>	<b>Recommendations</b>	<b>Action Steps</b>	<b>Priority</b>	<b>Suggested Roles/Partnerships</b>	<b>Planning Category</b>	<b>Page Reference</b>
Provide the delivery of existing public services and provision of existing public facilities in a more cost-effective manner than if continued to be offered individually by the Township and Borough	Township and Borough police departments and emergency response officials will evaluate how best to use various outreach methods to develop an Emergency Response Communications strategy to better educate residents on emergency situations, responses and planning	Alternatives for consideration: <ul style="list-style-type: none"> <li>Local information station on Comcast cable;</li> <li>Develop a reverse 9-1-1 or One Call Alert System – coordinate with LVSD and LTMA notification system;</li> <li>Include basic emergency response information on the Borough/Township web-sites;</li> <li>Include emergency response information in the Township newsletter;</li> <li>Add residents to the Borough/ Township Threat Response Committees;</li> <li>Direct interaction with residents in flood prone areas; and</li> <li>Use the 1670 AM radio station to provide information.</li> </ul>	Short-term & Continuing	<b>Borough/Township Police Departments</b> Ligonier Township Emergency Response Coordinator Westmoreland County Local Emergency Planning Committee Borough Council Township Supervisors EMS providers Area Volunteer Fire Companies	Community Facilities and Services Housing	3
	Township and Borough will jointly coordinate with local church/religious/community/health organizations/volunteers to develop/maintain a community based Infrastructure outreach program for residents lacking individual access	Develop an inventory of organizations and volunteers and establish the operating program structure and provide support as needed to ensure continuation of the program	Short-term	<b>Ad Hoc Transportation Subcommittee</b> Borough and Township Local church/religious/community/health organizations Volunteers	Infrastructure Community Facilities and Services	3
	Township and Borough will jointly coordinate with the Ligonier Valley Fire Companies' (Darlington, Waterford, Wilpen, and Ligonier) to provide recruitment and funding support	Support area providers in recruitment and funding efforts, including participation in the SAFER program that will help 60 Westmoreland County volunteer fire departments with recruitment, training and equipment	Short-term & Continuing	<b>Area Volunteer Fire Companies</b> Westmoreland County Community College's Public Safety Training Center Borough and Township	Community Facilities and Services	3
	Township and Borough will support the efforts of Emergency Medical Services (EMS) providers in the Ligonier Valley	Provide moral support to EMS providers in their recruitment, retention and funding activities, and letters of support as requested	Short-term & Continuing	<b>EMS providers</b> Borough and Township	Community Facilities and Services	3
	Complete efforts that reflect the community's emphasis and concern over truck traffic and safety	Review and evaluate future development projects and mobility focused planning efforts to minimize truck traffic and truck related safety issues in the Ligonier Valley	Short-term & Continuing	<b>Ligonier Township Planning Commission</b> <b>Ligonier Borough Planning Commission</b>	Infrastructure Community Facilities and Services	4
		Ligonier Township designates truck routes utilized during gas drilling operations away from Ligonier Diamond, and Main Street and Market Street in Ligonier Borough	Short-term & Continuing	<b>Ligonier Township</b>	Infrastructure Community Facilities and Services	4

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Community						
Priority Goal: Enhance Community Facilities and Services						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Enhance community facilities and services that will improve the Ligonier Valley for existing and new residences, small businesses and entrepreneurs	The expansion of the sanitary sewer infrastructure system within Ligonier Township, necessary for sustaining community, environmental and economic base needs.	The Township is encouraged to finalize an update to their Act 537 Sewage Facilities Plan that is concurrently in process and to submit it to the PADEP for approval, likely focusing on the following: <ul style="list-style-type: none"><li>The Rts. 271, 711 and Wilpen Rd. corridors</li><li>Villages of Oak Grove, Waterford and Wilpen</li></ul>	Immediate	Ligonier Township Ligonier Township Municipal Authority	Community Facilities and Services	5
		Ligonier Township Municipal Authority is encouraged to implement the approved sanitary sewer expansion approach	Short- & Long-term	Ligonier Township Municipal Authority Ligonier Township		5
	Enhancing the walking and biking experience of the Walking Route portion of the Ligonier Valley Trail within Ligonier Borough via implementation of inter-related actions	Consider new sidewalks along the northern end of Fairfield St. and along Boquet and McColly Sts. to connect pedestrians with the Weller Athletic Field, Friendship Park and Playground	Mid- & Long-term	Ligonier Borough Ligonier Valley School District Property Owners	Community Facilities and Services Infrastructure Housing	8
		Review the viability of constructing new sidewalks to fill gaps along the Walking Route: <ul style="list-style-type: none"><li>W. Loyalhanna St.: Fairfield - Walnut Sts.</li><li>Bell St.: E. Loyalhanna - Church Sts.</li><li>Walnut St.: small section south of Vincent St</li><li>Bunger St.: Dice Alley - Walnut St.</li><li>Railroad St.: Deport St. - Walnut St.</li><li>Depot St.: entire length</li></ul>	Mid- & Long-term	Ligonier Borough Property Owners Ligonier Township Recreation Committee		8
		Complete spot sidewalk repairs along the Walking Route	Short-term			8
		Review the viability of improving lighting along the Walking Route: <ul style="list-style-type: none"><li>N. Dice Alley: Church - Bunger Sts.</li><li>Gist St.: W. Loyalhanna St - N. Dice Alley</li></ul>	Long-term			8
		Install painted crosswalks and curb ramps at selected intersections along the Walking Route	Short-term			8
		Further efforts to install Bike Route signage to telephone and other standing poles along the Walking Route	Short-term	Ad Hoc Trail Wayfinding Subcommittee Ligonier Township Recreation Committee Ligonier Township Ligonier Borough PennDOT	Community Facilities and Services Infrastructure Economic Base	8
		Add painted pedestrian/bike markings to road surfaces along the Walking Route.	Short-term	8		
		Continuation of signage initiative along the Walking Route to direct users to local points of interest in the Borough	Short-term	Ad Hoc Trail Wayfinding Subcommittee Laurel Highlands Visitors Bureau Ligonier Valley Chamber of Commerce Ligonier Borough PennDOT	8	

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Community						
Priority Goal: Enhance Community Facilities and Services (continued)						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Enhance community facilities and services that will improve the Ligonier Valley for existing and new residences, small businesses and entrepreneurs	Continue and expand trail connections between Ligonier Borough and Ligonier Township	Extend the Ligonier Valley Trail (LVT) northward from its current terminus near the Ligonier Valley Conference Center to the Ligonier Township Municipal Complex	Mid- & Long-term	<b>Ligonier Township Recreation Committee</b> Ligonier Borough and Township Property Owners	Community Facilities and Services Infrastructure Economic Base	11
		Extend the LVT northward from the Ligonier Township Municipal Complex to the Village of Wilpen	Mid- & Long-term			11
		Finalize the route alignment, acquire easements and obtain funding to extend the LVT westward to connect with the Bethlen Community	Mid- & Long-term	<b>Ligonier Township Recreation Committee</b> Ligonier Borough and Township Bethlen Community Property Owners		11
		Review the viability of establishing pedestrian crossing points and extend the Trail across US Rt. 30 to points of interest: <ul style="list-style-type: none"><li>PA Rt. 711 intersection for pedestrian access to the Southern Alleghenies Museum of Art</li><li>Walnut St. intersection for pedestrian access to the Loyalhanna Creek Water Trail and the Loyalhanna Nature Trail</li></ul>	Long-term	<b>Ligonier Township Recreation Committee</b> PennDOT Ligonier Borough and Township Loyalhanna Watershed Association Westmoreland County Planning Division Metropolitan Planning Organization (MPO)		11
	Improve recreational facilities in Ligonier Township and begin the planning to develop new recreation facilities in the Ligonier Valley that are desired by residents	Upgrade play equipment and complete site enhancements to the playground areas in the Villages of Wilpen and Laughlintown	Short-term	<b>Ligonier Township Recreation Committee</b> Ligonier Township	Community Facilities and Services	11
		Develop a community garden with leasable plots on the Loyalhanna Watershed Association Farm property	Short-term	<b>Ligonier Township Recreation Committee</b> Loyalhanna Watershed Association Ligonier Township Local volunteers		11
		Inventory and evaluate suitable sites for a public Dog Park facility	Short-term	<b>Ligonier Township Recreation Committee</b> Ligonier Township Local volunteers		11
		Inventory and evaluate suitable sites for additional Tennis and Basketball Courts	Mid-term	<b>Ligonier Township Recreation Committee</b> Ligonier Township		11
	Make reliable cellular and high speed broadband internet service available to un-served/under-served sections of the Ligonier Valley and upgrade the existing infrastructure network to allow for a more reliable and faster broadband service	Information from the Economic Recommendations section is integrated to identify priority <i>Telecommunications Opportunity Areas</i> in the Ligonier Valley	Mid-term	<b>LVJPC</b> Telecommunications providers	Community Facilities and Services Economic Base	14
		Various methods for providing advanced telecommunication services are analyzed, including establishing a municipally operated service	Mid-term			14

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation



Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Community						
Priority Goal: Enhance Community Facilities and Services (continued)						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Enhance community facilities and services that will improve the Ligonier Valley for existing and new residences, small businesses and entrepreneurs	Make reliable cellular and high speed broadband internet service available to un-served and/or under-served sections of the Ligonier Valley and upgrade the existing infrastructure network to allow for a more reliable and faster broadband service (continued)	If private industry service expansion is required, provision of incentives to the Telecommunication Industry to expand/upgrade service should be considered <ul style="list-style-type: none"><li>Define the demand and market</li><li>Remove impediments to installing telecommunication infrastructure</li><li>Facilitate connecting the telecommunications network into the unserved areas</li></ul>	Short-term	<b>Ad Hoc Telecommunications Subcommittee</b> Telecommunications providers Ligonier Township Utility companies Potential end users (businesses, medical service providers, retailers, farmers)	Community Facilities and Services Economic Base	14
		Explore various USDA Rural Development Telecommunications Programs (i.e. Community Connect Grant Program, Rural Broadband Access Loan and Loan Guarantee Program and Telecommunications Infrastructure Loans and Loan Guarantees) and, if applicable, support submission of applications	Mid-term	<b>Ad Hoc Telecommunications Subcommittee</b> Telecommunications providers Ligonier Township		15
	Evaluate the need for and capacity to establish a Ligonier Valley branch/satellite campus of a regional college/university	Create a subcommittee that will work to establish relationships with regional colleges/universities and will coordinate with them so that potential opportunities can be identified	Immediate & Continuing	<b>Ad Hoc Post-Secondary Subcommittee</b> Ligonier Valley Chamber of Commerce Ligonier Borough and Ligonier Township Ligonier Township Planning Commission Ligonier Borough Planning Commission Ligonier Valley School District The Valley School of Ligonier	Community Facilities and Services Population Economic Base	15
		Inventory available land and existing buildings capable of hosting of educational facilities is prepared, using future land use recommendations of this planning effort as a starting point	Short-term			15
	Identify and evaluate opportunities to develop more entry-level housing choices more suitable for younger residents and families	Establishment of an Ad Hoc Housing Subcommittee with representatives from the area's real estate community and the Ligonier Valley Chamber of Commerce.	Immediate & Continuing	<b>Ad Hoc Housing Subcommittee</b> Ligonier Township Ligonier Borough	Housing Economic Base	15
		Once established, the Housing Subcommittee will work to: <ul style="list-style-type: none"><li>Define current market conditions and opportunities for entry-level housing</li><li>Identify impediments and solutions to traditional mixed use development in the Borough</li><li>Identify opportunities to rehabilitate older homes for sale/rent to younger residents</li></ul>	Short-term	<b>Ad Hoc Housing Subcommittee</b> Area financial institutions Ligonier Valley Chamber of Commerce Local church/religious/community/health organizations		15

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

## Economy – Recommendations

### Priority Goal – Balanced and Well-Planned Development

*Encourage practices and regulations that provide balanced and well-planned development that furthers the following:*

- *targets the types of development and redevelopment wanted by residents and officials to areas with the appropriate array of services and capacities;*
- *are consistent with the nature-, cultural- and rural-tourism resources that make the Ligonier Valley a destination; and*
- *reflects sound site planning, land development and building design practices that afford safe access, buffers adjacent properties and rights-of-way, provides suggested design standards/expectations and otherwise reflects the assets of the community or village*

### Background

There is an interrelationship between tourism as a *Business and Economic Resource* in the Ligonier Valley. Expanding and building on the natural and cultural tourism base is critical to the long-term economic prosperity of the Ligonier Valley. Economic development is one planning topic with a meaning that differs between the Borough and Township, due to the fact that the Borough is largely “developed” while the Township is not. Borough development occurs within an area offering a full range of necessary infrastructure and may be more dependent on the developmental regulatory framework, while development in the Township, while affected by land use and land developmental regulations, may encounter certain infrastructure related gaps and issues.

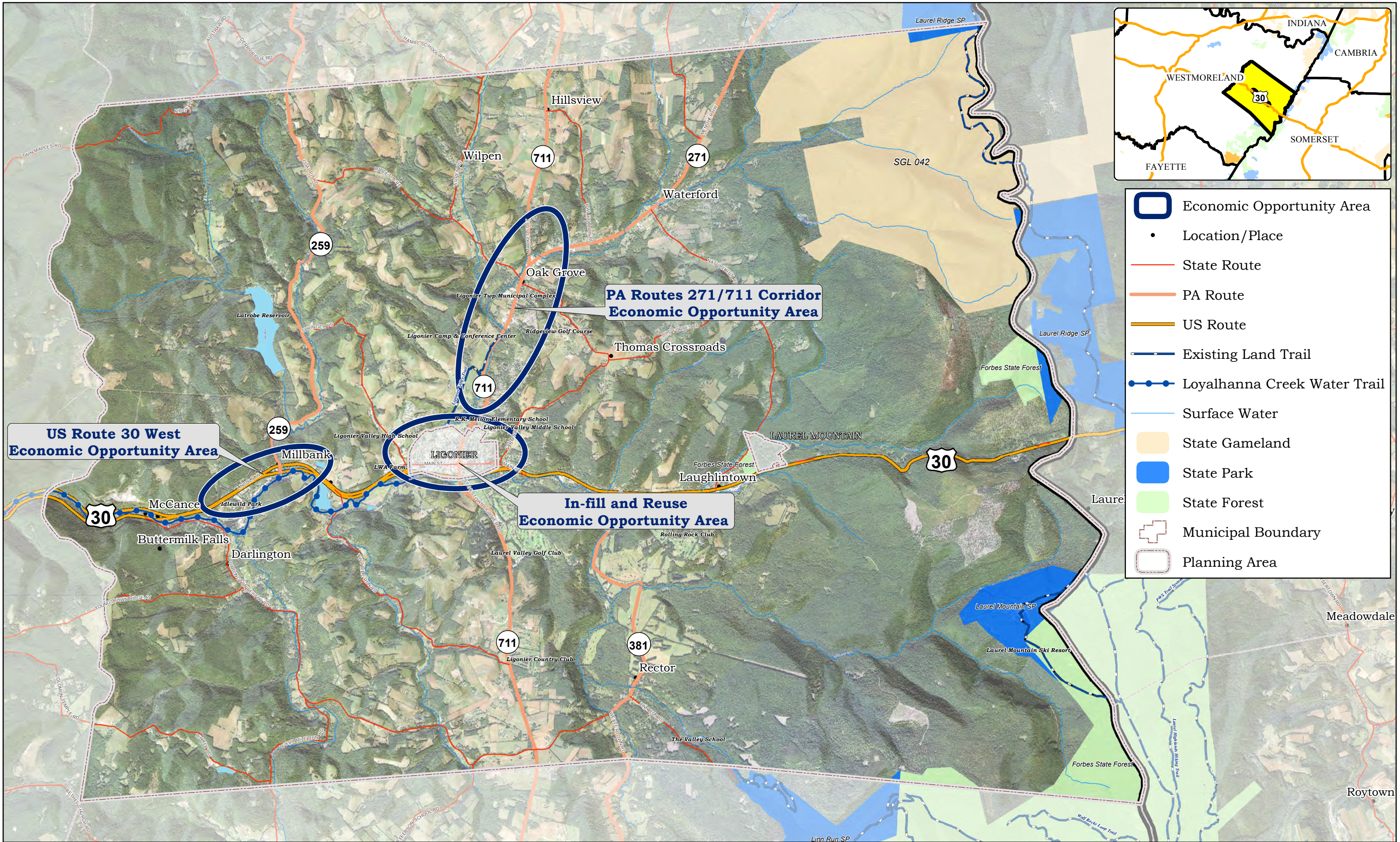
This Plan identifies three (3) Economic Opportunity Areas reflecting the above discussion, as graphically depicted on the map on the following page, and as summarized below:

- The *In-fill and Reuse Economic Opportunity Area* comprising primarily the existing business areas centered on the Diamond, sections of North and South Market and East and West Main Streets, and along US Route 30;
- The *US Route 30 West Economic Opportunity Area* particularly on the north side of US Route 30 including existing businesses and business areas and the former Timberlink Golf Course and adjacent properties, as well as the US Route 30/PA Route 259 intersection; and
- The *PA Routes 271/711 Corridor Economic Opportunity Area* generally between the Borough line and the Routes 271/711 split in Oak Grove.

Thus, development within the Borough will be of the in-fill and/or reuse variety, while development in the Township will predominately be of the new development variety, although there are several locations for in-fill and reuse there as well.

Another consideration that arose during the planning process is the need to attract and create new businesses that fit in with the character of the Ligonier Valley and that are desired by residents that include a combination of everyday type of businesses including groceries, dry cleaners and specialized interests including restaurants/dining







and retail stores that sell more locally produced goods and businesses that support the tourism and outdoor recreation assets associated with the Ligonier Valley. Input received during the planning process suggests there is no desire to encourage highway sprawl along the Route 30 corridor but to assure that any development along that corridor is well-planned and orderly.

### *Types of Development*

The term *context-sensitivity* is premised on the unique local characteristics, values and needs of a community. In terms of development, context-sensitivity presumes harmony with these unique characteristics, values and needs, which may be considered as the “surroundings”. By its very nature there is no “canned” definition of context-sensitivity since the “surroundings” of communities vary. As reflected in the Community Survey (See Appendix) the most popular perceived “surroundings” of the Ligonier Valley include the small town charm, low crime rate, the rural atmosphere, clean environment and visual quality that together reinforce the Ligonier Valley as a good place in which to live. Thus, development should reinforce these components of the “surroundings” of the Ligonier Valley.

Discussion during the planning process showed concern over the types of industrial and commercial development that would meet “the character of the Ligonier Valley” as noted above.

- Clearly the Valley has neither the infrastructure nor land appropriate for many industrial activities, and no recent history offering many industrial uses. Land use regulations may allow for certain types “light industrial” uses, defined as including businesses involved in assembly, packaging, incidental storage and sales of products from previously prepared materials, or in the provision of specialty contractors, such as plumbing, heating/ventilation/air conditioning, electrical and similar services. Certain of these uses may be possible as Conditional Uses or Special Exceptions, providing an extra level of review. Regulations are recommended to not allow for other heavy manufacturing such as the manufacture or refining of finished or semi-finished products from raw materials or minerals.
- Commercial uses that would be in keeping with the character of the Valley may vary, with the pedestrian-oriented specialty retail, dining, entertainment and convenience shopping opportunities being appropriate. The scale of the uses may be as important as the type of use, thus land use regulations may require certain maximum square footage for specified uses (i.e. 5,000 or 10,000 square feet), with any larger only by Conditional Use or Special Exception.

This Plan also recommends that site development standards and design considerations be incorporated into the regulatory framework – Zoning and/or Subdivision/Land Development - that will ensure that future development reflects the visual quality, assets and characteristic of the Ligonier Valley.



### Recommendation – Pursue Context-Sensitive Development Opportunities

The region will collaboratively pursue context-sensitive development opportunities focused on the three (3) Economic Opportunity Areas. Perhaps the first step in this effort is the establishment of an Ad Hoc Economic Development Subcommittee, committed to and pursuing the three-pronged target areas identified in this Plan. Membership on this Subcommittee should embrace the following:

- Representation from the Township and Borough governing bodies and planning commissions
- Local financial and real estate sectors
- Lincoln Highway Heritage Corridor
- Ligonier Valley Chamber of Commerce
- Westmoreland Development Council
- Economic Growth Connection of Westmoreland
- The Progress Fund
- Laurel Highlands Conservation Landscape Initiative

As a group, the Subcommittee will pursue *well-planned and orderly development* in concert with the following focal points:

- Assistance in the resolution of any physical, access, infrastructure and regulatory obstacles affecting orderly development, redevelopment and reuse within the Economic Opportunity Areas;
- Coordination with private landowners within the Economic Opportunity Areas interested in the orderly development, redevelopment and/or reuse of land or structures they own;
- Provision of design standards guiding orderly development, redevelopment and/or reuse of land in local zoning and subdivision/land development regulations;
- Pedestrian-scale retail, service and dining development in the Borough;
- Highway-oriented commercial development along US Route 30 in the Township and Borough and along the Routes 271/711 Corridor in the Township; and
- Development that reinforces the Ligonier Valley as a primary and/or secondary tourism, outdoor recreation and entertainment destination.

This effort should augment and localize but not replace or duplicate any economic development activities or resources being pursued at the County or larger regional level. By building on the recognized assets of the Ligonier Valley, the effort differentiates the types of development desired in the Ligonier area, recognizing that they may not be reflective of the developmental pattern and orientation as may be seen elsewhere in Westmoreland County along the US Route 30 Corridor.

- **ACTION:** The Economic Development Subcommittee shall pursue the well-planned development of the Economic Opportunity Areas in terms of year-round tourism and supporting businesses, active recreation and supportive businesses, specialty retail and entertainment businesses, as well as businesses catering to the everyday needs of local residents, all sensitive to the character of the region. Furthermore:

- Development along the US Route 30 Corridor should be consistent with the character of the Lincoln Highway Heritage Corridor. The experience of the Lincoln Highway Heritage Corridor is based on the experience of traveling to see where history was made, to experience the beauty of nature, to learn about regional differences between urban and rural places and to have outdoor fun.
  - Any tourism and recreation facilities in the region should have a year-round basis. This point is emphasized for several reasons including that year round operation would create consistent year-round employment opportunities for local residents and, depending on the exact type of development, would further establish the Ligonier Valley as a year-round recreation destination.
  - In terms of site development patterns and regulations, it is suggested that development in the Economic Opportunity Areas incorporate the natural setting and small-town charm of the Ligonier Valley.
  - Careful consideration and creative site planning is needed to address the access issues facing eastbound traffic in the *US Route 30 West Economic Opportunity Area*, which is complicated by existing westbound traffic flow and travel lane configuration, and some physical and topographic constraints.
  - Resolution of sanitary sewer constraints in the *PA Routes 271/711 Corridor Economic Opportunity Area* is critical for orderly and well-planned development (see Community Recommendations Section).
  - Also in terms of site development patterns, it is suggested that development in the *PA Routes 271/711 Corridor Economic Opportunity Area* and the *US Route 30 West Economic Opportunity Area* maximize use of all available and developable acreage, rather than of only the frontage.
- **ACTION:** The Borough and Township will periodically review respective land use and subdivision/land development regulations to facilitate and assure the well-planned and context-sensitive development potential sites.
  - **ACTION:** As part of the planning and development process the Economic Development Subcommittee will work with interested owners, developers and others applicants through the developmental planning process, which may involve:
    - Coordination with the respective sewer and water agencies in the resolution of issues that may constrain development or redevelopment of a specific site;
    - Coordination with PennDOT District 12-0 in affording safe access to potential development sites, particularly along US Route 30, and the PA Route 271/711 Corridor; and
    - Coordination with the appropriate local, county or regional applicants in applying for appropriate funding supportive of development or redevelopment in the identified Economic Opportunity Areas.

Recommendation - Attract Desired Businesses Consistent with the Character of the Ligonier Valley:

Ligonier Borough and Ligonier Township will pursue an economic development approach through the Economic Development Subcommittee that includes attracting the types of businesses most desired by residents and that are consistent with the character of the Ligonier Valley:

- **ACTION:** The Economic Development Subcommittee will pursue a focused economic development effort, with the following points of emphasis.
  - Residents have indicated a desire for more small businesses including groceries and specialty/gourmet food stores, dry cleaner, non-fast food dining restaurants and retail stores selling locally produced goods.
  - These types of businesses will be best located in Ligonier Borough or in parts of the Township where sanitary sewer and water service are currently available, or proposed to be (see proposed sanitary sewer expansion area map in the Community Recommendations section) and have adequate transportation infrastructure.
  - The respective land use regulations will be reviewed to assure facilitation of this focused approach.
- **ACTION:** The Economic Development Subcommittee will foster an entrepreneur-friendly environment in the Ligonier Valley as a high priority to attract entrepreneurial development and home-based businesses to “start-up” in the area. This will require:
  - The development of partnerships with regional higher education institutions is suggested to aid this effort.
  - Upgrading the existing infrastructure network to allow for a more reliable and faster broadband service is vital (see Community Recommendations Section).
- **ACTION:** The Economic Development Subcommittee will actively interact and coordinate with County and regional development agencies to better utilize their resources and to shift their focus more to the Ligonier Valley.
- **ACTION:** The Economic Development Subcommittee should further evaluate the area’s capacity to develop a smaller scale office/business center/park in the Ligonier Valley to attract business related and professional level jobs.
  - It is suggested that attracting an Internet service/IT business to this type of business center could provide the type of technical expertise that could help the Borough and Township address telecommunication/Internet issues in the Valley.

Recommendation – Pursue an Economic Development Approach Building on Natural, Recreational and Cultural Tourism Resources

Ligonier Borough and Ligonier Township will pursue an economic development approach building on the natural, recreational and cultural tourism resources available in the Ligonier Valley:

- **ACTION:** The region will support the enhancement of the winter sport experience by better connecting the Ligonier Valley with the winter sports opportunities provided by the recently reopened Laurel Mountain Ski Resort and the cross-country skiing trails found in Laurel Mountain State Park. To accomplish this, it is suggested that Ligonier Borough and Ligonier Township focus on the following:
  - coordinating with the Ligonier Valley School District to re-establish a school sponsored ski-club
  - encouraging local restaurants to offer specials or other incentives to winter sport enthusiasts
  - working with local retailers to attract additional ski-sport outfitters to the area. (NOTE: information published by the Somerset County Chamber of Commerce notes that cross country skis and snowshoes can be rented at Ligonier Mountain Outfitters, which is adjacent to and affiliated with the Ligonier Country Inn).
- **ACTION:** Ligonier Borough and Ligonier Township officials become active members of the Laurel Highlands Conservation Landscape Initiative (CLI) Marketing Committee and/or at least become more aware of the efforts of the CLI to create a sustainable economies based on linking communities, like Ligonier, to their surrounding natural resources including the State Park system.
- **ACTION:** Ligonier Township and Ligonier Borough will coordinate with the Laurel Highlands Visitors Bureau, the Lincoln Highway Heritage Corridor and the Ligonier Chamber of Commerce to improve gateway signage areas and to install wayfinding signage to local natural-, cultural- and rural- tourism sites or develop other methods focused on directing local residents to these tourism sites.
- **ACTION:** Ligonier Borough and Ligonier Township via an Ad Hoc Community Beautification Subcommittee will support member recruitment efforts of the *Weeders and Seeders Garden Club* of Ligonier, and work with the Club to identify other organizations/groups that could provide some additional volunteers when needed. Additional members and additional partners would allow the Club to complete additional beautification and enhancement projects in the Ligonier Valley.
- **ACTION:** To encourage additional lodging choices, ranging from multi-unit hotels to smaller scale accommodations, to accommodate and encourage more multi-day stay by visitors is a priority, Ligonier Borough and Ligonier Township will participate in an effort to attract a niche hotel developer to the Ligonier Valley.



### Recommendation – Revise Land Use and/or Land Development Ordinances

Ligonier Township and Ligonier Borough will review and revise their respective land use and/or land development ordinances to facilitate the implementation of recommendations of this Plan Update.

- **ACTION:** Ligonier Township is recommended to review the Township Zoning Ordinance reflecting the community, economy and environmental recommendations of this planning effort.
- **ACTION:** Ligonier Township is currently updating the Subdivision and Land Development Ordinance (SALDO), which is recommended to include:
  - Design guideline-related criteria focused on subdivisions and especially land developments in the Villages and other selected areas in the Township are incorporated into the new SALDO.
  - The *Conservation Subdivision Approach* (i.e. clustering and preserving select site resources) is recommended as an option in areas having the appropriate community infrastructure.
- **ACTION:** Ligonier Borough considers design-related guidelines be prepared and considered for incorporation into the Borough's zoning ordinance or SALDO.

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

<b>Sustainability Category: Economy</b>						
<b>Priority Goal: Encourage practices and regulations that provide balanced and well-planned development</b>						
<b>Sub-Goals</b>	<b>Recommendations</b>	<b>Action Steps</b>	<b>Priority</b>	<b>Suggested Roles/Partnerships</b>	<b>Planning Category</b>	<b>Page Reference</b>
<p>Meets the following set of inter-related sub-goals:</p> <ul style="list-style-type: none"> <li>targets the types of development and redevelopment wanted by residents and officials to areas with the appropriate array of services and capacities;</li> <li>are consistent with the nature-, cultural- and rural-tourism resources that make the Ligonier Valley a destination; and</li> <li>reflects sound site planning, land development and building design practices</li> </ul>	<p>The region will collaboratively pursue context-sensitive developmental opportunities focused on the three Economic Opportunity Areas.</p>	<p>The Ligonier Valley Steering Committee (LVSC) will establish an Ad Hoc Economic Development Subcommittee</p>	Immediate	<p><b>LVSC</b>  Township/Borough governing bodies  Township/Borough planning commissions  Local financial and real estate sectors  Lincoln Highway Heritage Corridor  Ligonier Valley Chamber of Commerce  Westmoreland Development Council  Economic Growth Connection of Westmoreland  The Progress Fund  Laurel Highlands Conservation Landscape Initiative</p>	Economic Base Land Use	24
		<p>Economic Development Subcommittee pursues well-planned development of the Economic Opportunity Areas focusing on year-round tourism and active recreation and supportive businesses, specialty retail and entertainment businesses</p>		<b>Economic Development Subcommittee</b>		24
		<p>The Borough and Township will periodically review respective land use and land development regulations to facilitate and assure the well-planned and context-sensitive development of the site.</p>		<b>Ligonier Township Supervisors/staff</b> <b>Ligonier Borough Council/staff</b>		25
		<p>Economic Development Subcommittee will work with interested owners, developers and others applicants through the developmental planning process</p>		<b>Economic Development Subcommittee</b> PennDOT Westmoreland County Planning Division Metropolitan Planning Organization (MPO)	Economic Bas Land Use Infrastructure	25
	<p>Borough and Township will pursue an economic development approach that includes attracting the types of businesses most desired by residents and that are consistent with the character of the Ligonier Valley</p>	<p>The Economic Development Subcommittee will pursue an economic development effort focused on small businesses, businesses offering local goods and services, and appropriate home-based businesses</p> <ul style="list-style-type: none"> <li>Land use regulations will be reviewed to assure facilitation of this focused approach</li> </ul>	Short-term & Continuing	<b>Economic Development Subcommittee</b> Ligonier Township Ligonier Borough Ligonier Township Planning Commission Ligonier Borough Planning Commission	Economic Base Land Use	26
		<p>An entrepreneur-friendly environment will be fostered to attract entrepreneurial development and home-based businesses to “start-up” in the area, by developing partnerships with colleges and universities in the region, and working to upgrade the existing infrastructure network to allow for a more reliable and faster broadband service</p>	Immediate & Continuing	<b>Economic Development Subcommittee</b> Carnegie Mellon University University of Pittsburgh Westmoreland County Community College Ligonier Valley Chamber of Commerce Westmoreland Development Council Economic Growth Connection of Westmoreland Area telecommunications providers		26
		<p>The Economic Development Subcommittee will actively interact and coordinate with County and regional development agencies to better utilize their resources and to shift their focus more to the Ligonier Valley</p>	Immediate & Continuing	<b>Economic Development Subcommittee</b> Ligonier Valley Chamber of Commerce Westmoreland Development Council Economic Growth Connection of Westmoreland		26
		<p>The Economic Development Subcommittee will evaluate the local capacity to develop a smaller scale office/business center/park</p>	Mid- term	<b>Economic Development Subcommittee</b> Ligonier Valley Chamber of Commerce Area telecommunications providers Property Owners		26

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

<b>Sustainability Category: Economy</b>						
<b>Priority Goal: Encourage practices and regulations that provide balanced and well-planned development</b>						
<b>Sub-Goals</b>	<b>Recommendations</b>	<b>Action Steps</b>	<b>Priority</b>	<b>Suggested Roles/Partnerships</b>	<b>Planning Category</b>	<b>Page Reference</b>
<p>Meets the following set of inter-related sub-goals:</p> <ul style="list-style-type: none"> <li>targets the types of development and redevelopment wanted by residents and officials to areas with the appropriate array of services and capacities;</li> <li>are consistent with the nature-, cultural- and rural-tourism resources that make the Ligonier Valley a destination; and</li> <li>reflects sound site planning, land development and building design practices</li> </ul>	<p>The Township and Borough will pursue an economic development approach building on the natural, recreational and cultural tourism resources available in the Ligonier Valley</p>	<p>The region will support the enhancement of the winter sport experience by better connecting the Ligonier Valley with the area's winter sports opportunities by:</p> <ul style="list-style-type: none"> <li>coordinating with the LVSD to re-establish a school sponsored ski-club</li> <li>encouraging local restaurants to offer specials or other incentives to winter sport enthusiasts</li> <li>working with local retailers to attract additional ski-sport outfitters to the area</li> </ul>	Immediate & Continuing	<p><b>Economic Development Subcommittee</b>  Ligonier Valley Chamber of Commerce  Ligonier Valley School District  Laurel Mountain Ski Resort  Business/Property Owners</p>	Economic Base	27
		<p>Borough and Township officials become active members of the Laurel Highlands Conservation Landscape Initiative (CLI) Marketing Committee and/or at least become more aware of the efforts of the CLI</p>	Immediate & Continuing	<p><b>Ligonier Township and Ligonier Borough – governing body representation</b>  Laurel Highlands Conservation Landscape Initiative (CLI)  Economic Development Subcommittee  Ligonier Township Planning Commission  Ligonier Borough Planning Commission</p>	Land Use Economic Base Physical/Natural Features	27
		<p>The region will coordinate to improve gateway signage and gateway areas and to install wayfinding signage to local natural-, cultural- and rural- tourism sites or develop other methods directing local residents to these tourism sites</p>	Short-term	<p><b>Laurel Highlands Visitors Bureau</b>  Weeders and Seeders Garden Club of Ligonier  Ligonier Chamber of Commerce  Lincoln Highway Heritage Corridor  Economic Development Subcommittee  Loyalhanna Watershed Association</p>		27
		<p>The LVSC will establish an Ad Hoc Community Beautification Subcommittee to support member recruitment efforts of the <i>Weeders and Seeders Garden Club of Ligonier</i></p>	Immediate & Continuing	<p><b>Community Beautification Subcommittee</b>  Weeders and Seeders Garden Club of Ligonier  Volunteers</p>	Physical/Natural Features	27
		<p>The region will participate in an effort to attract a niche hotel developer to the Ligonier Valley</p>	Short-term & Continuing	<p><b>Economic Development Subcommittee</b>  Ligonier Chamber of Commerce  Ligonier Township  Ligonier Borough  Ligonier Township Planning Commission  Ligonier Borough Planning Commission  Property Owners</p>	Land Use Economic Base	27

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Economy						
Priority Goal: Encourage practices and regulations that provide balanced and well-planned development						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Meets the following set of inter-related sub-goals: <ul style="list-style-type: none"><li>targets the types of development and redevelopment wanted by residents and officials to areas with the appropriate array of services and capacities;</li><li>are consistent with the nature-, cultural- and rural-tourism resources that make the Ligonier Valley a destination; and</li><li>reflects sound site planning, land development and building design practices</li></ul>	Township and Borough will review and revise their respective land use and/or land development ordinances to facilitate the implementation of recommendations of this Plan Update	Ligonier Township is recommended to review the Township Zoning Ordinance reflecting the community, economy and environmental recommendations of this planning effort.	Short-term	<b>Ligonier Township Planning Commission</b> Ligonier Township Township Solicitor	Land Use Economic Base Physical/Natural Features Housing	28
		The Township considers the following in the update of the Subdivision and Land Development Ordinance (SALDO): <ul style="list-style-type: none"><li>Design guideline-related criteria focused on subdivisions and especially land developments in the Villages and other selected</li><li>The Conservation Subdivision Approach (i.e. clustering and preserving select site resources) is recommended as an option in areas having the appropriate community infrastructure.</li></ul>	Immediate	<b>Ligonier Township Planning Commission</b> Ligonier Township Township Solicitor		28
		Borough considers design-related guidelines be prepared and considered for incorporation into the Borough's zoning ordinance or SALDO	Short-term	<b>Ligonier Borough Planning Commission</b> Ligonier Borough Borough Solicitor	Land Use Economic Base Housing	28

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation



## Environment – Recommendations

### Priority Goal – Protection of Natural, Agricultural Land and Water Resources

*Encourage practices and regulations that provide protection for identified natural and scenic resources, agricultural lands and the supply and quality of water resources for consumption and recreational use, which may address:*

- *the protection of natural and aesthetic resources critical for the heritage and quality of life for the Ligonier Valley; and*
- *the provision of local natural resource-based products in an environmentally conscious manner that benefits landowners and the Ligonier Valley as a whole.*

#### Background

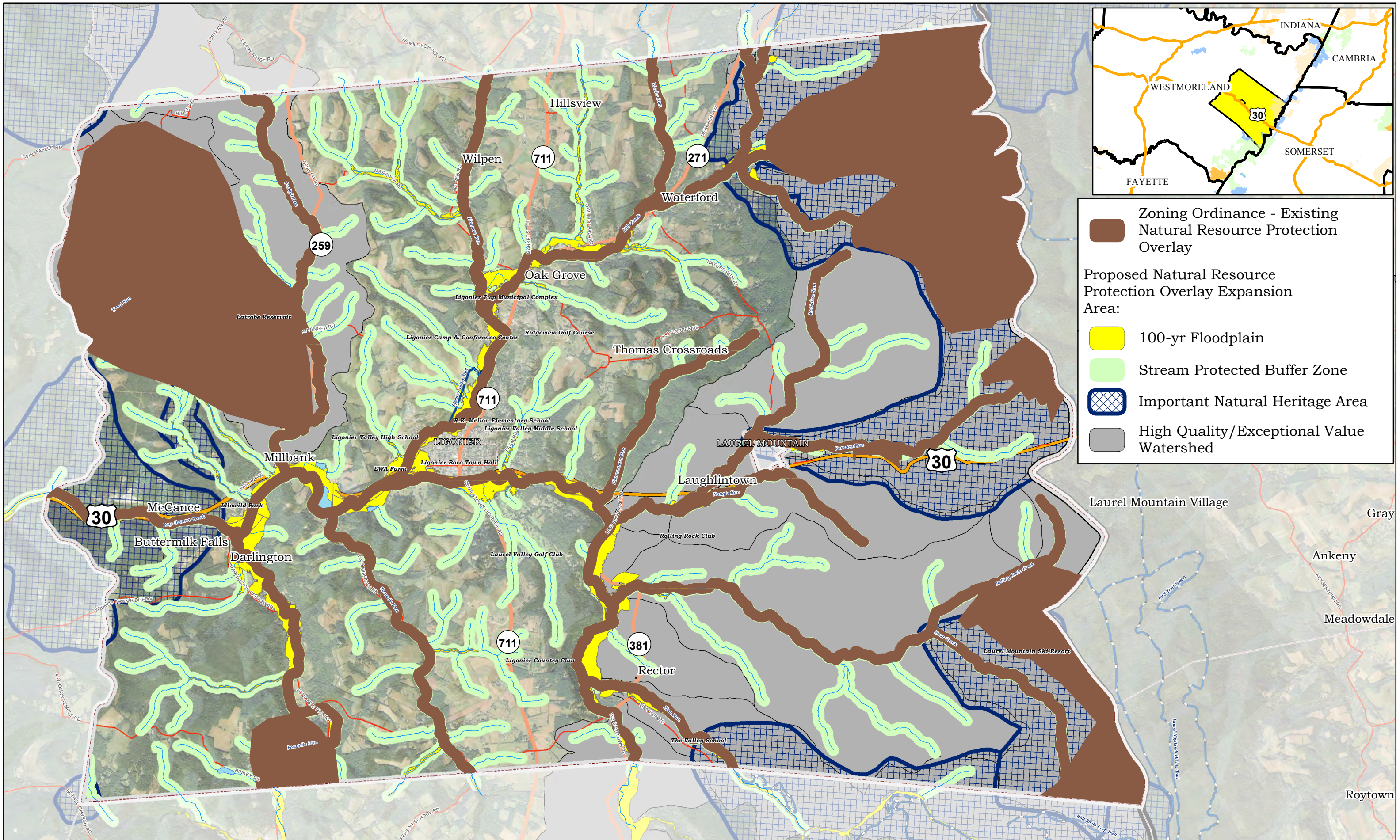
Having high quality natural, environmental and visual characteristics and water, noise and air resources in the Ligonier Valley is vital to its overall long-term growth, its ability to meet the needs of current and future residents. Members of the Joint Planning Committee and residents alike agree that maintaining and enhancing these characteristics and resources are high priorities. It is further agreed that a significant part of the Ligonier Valley experience revolve around these characteristics and resources and that they are what originally attracted many residents to the Valley and is what will help to attract and retain younger residents and families. Community emphasis and concern over impacts to these characteristics and environmental resources and the need to actively pursue measures including adhering to current and appropriate Best Management practices to ensure their protection were expressed throughout the public participation process. Members of the Joint Planning Committee believe they have an “Obligation” and “Duty” to maintain the character of the Ligonier Valley by implementing the following set of recommendations.

#### Recommendation - Revise Land Use and/or Land Development Ordinances

Ligonier Borough and Ligonier Township will review their respective land use and/or land development ordinances and will consider revising them to assist in implementation of the following land use related recommendations.

- **ACTION:** Ligonier Township will consider expanding the boundary of the Natural Resource Protection Overlay District contained in their current Zoning Ordinance to reflect the proposed Natural Resource Overlay Expansion Area depicted on the map provided on the following page. These resources include the 100-year floodplain designated by the Federal Emergency Management Agency (FEMA), a 350-ft Protected Buffer Zone around all streams, High Quality and Exceptional Value Watersheds designated by the Pennsylvania Department of Environmental Protection Agency (PADEP) and Important Natural Resource areas identified in the Westmoreland County Natural Heritage Inventory.
- **ACTION:** In concert with the above action step, Ligonier Township will consider if the expanded/revised Natural Resource Protection Overlay District is adequate to protect sensitive resources in the Valley or whether a separate Conservation Overlay District is preferable.





**Zoning Ordinance - Existing**

**Natural Resource Protection Overlay**

**Proposed Natural Resource Protection Overlay Expansion Area:**

- 100-yr Floodplain
- Stream Protected Buffer Zone
- Important Natural Heritage Area
- High Quality/Exceptional Value Watershed



- **ACTION:** Ligonier Township will consider amending **§ 20-4. Unconventional Drilling, Regulation of Unconventional Drilling with Hydraulic Fracturing**, E., contained in their current Zoning Ordinance to increase the setback of protected structures from a drilling pad from a minimum seven hundred fifty (750) feet distance to a minimum of *fifteen hundred (1,500) feet distance* and to require a protected buffer zone of three hundred fifty (350) feet for *all streams* from the centerline of the stream to a well pad of an unconventional drilling operation.
- **ACTION:** Ligonier Township will also consider adding additional Conditional Use standards to their current Zoning Ordinance that establish performance standards for trucks traffic and define the types of- and need for- air, water and sound monitoring associated with horizontal drilling activities into the Agricultural District. This will address concerns over drilling impacts and resulting increases to truck traffic. (NOTE: The Ligonier Township solicitor will provide example Conditional use language that can be used to update the Township's Zoning Ordinance to address truck traffic and related concerns.
- **ACTION:** Ligonier Township will review the current Agricultural Zoning District boundary and the R-1 Rural Residential Zoning District boundary with the Land Use mapping prepared for this Joint Comprehensive Plan. The Township will evaluate whether the R-1 Rural Residential District boundary should be revised to better reflect residential areas shown on the *Existing Land Use Map* and *Future Land Use Map*. Appropriate revisions should then be made to the Districts.
- **ACTION:** Ligonier Borough will consider revisions to their Zoning District boundaries and possible changes to dimensional requirements to better reflect the *Existing Land Use Map* and *Future Land Use Map* and related land use guidance developed during this planning effort.
- **ACTION:** The Borough will consider incorporating design standards suggested by this planning effort as part of their land use or land development regulatory framework.

### Recommendation - Address Water Quality and Related Areas of Concern.

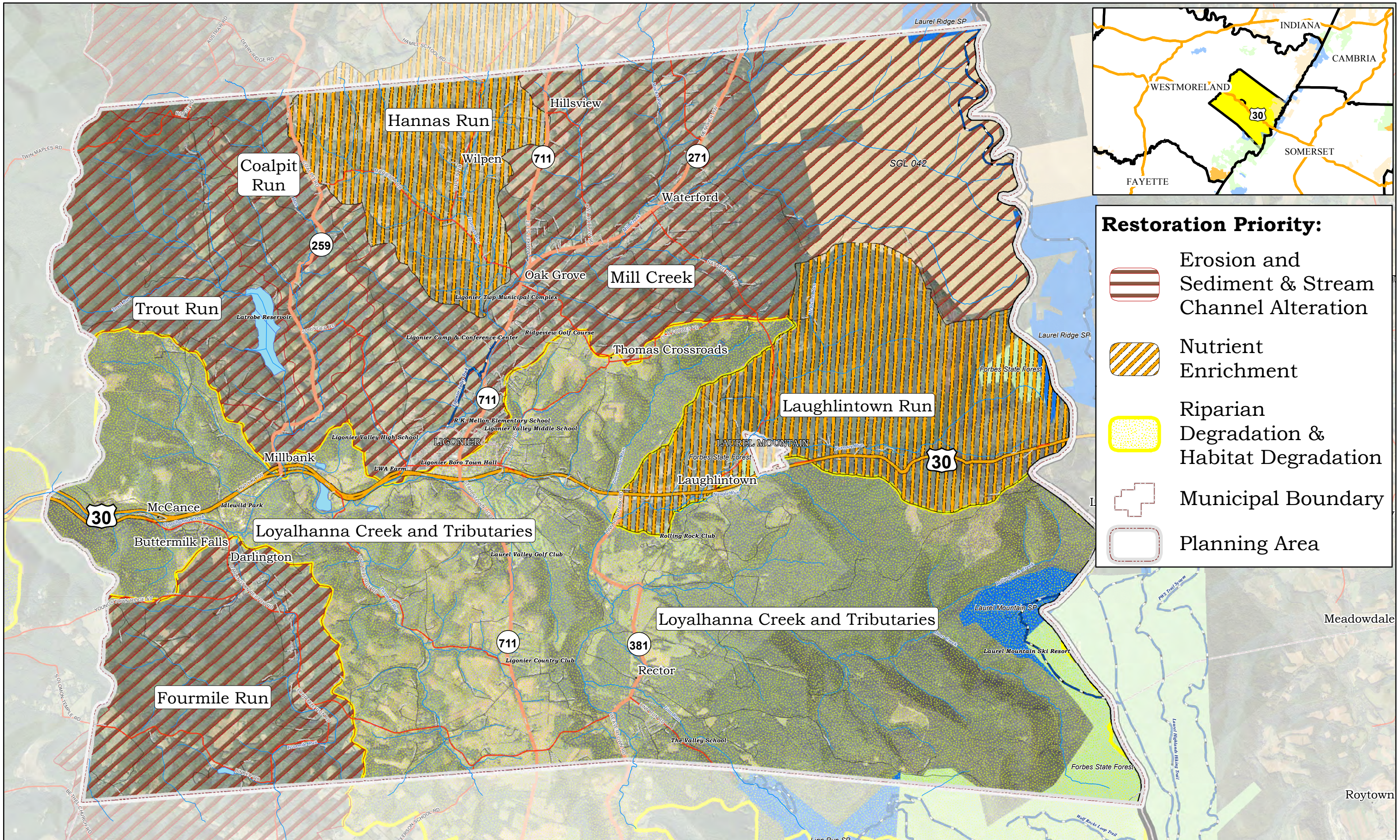
It is suggested that an Ad Hoc Environmental Subcommittee is formed with a cross-section of residents and officials to evaluate how best to partner with the Loyalhanna Creek Watershed Association (LCWA), the Forbes Trail Chapter of Trout Unlimited (FTTU) and the Westmoreland County Conservation District (WCCD) to actively address water quality, habitat restoration, air and noise quality and other related areas of concern in the Ligonier Valley.

- **ACTION:** The Ad Hoc Environmental Subcommittee will encourage the Loyalhanna Creek Watershed Association to complete a new round of baseline water quality assessments of Ligonier Valley waterways.
- **ACTION:** The Environmental Subcommittee will initiate discussions with the Loyalhanna Creek Watershed Association (LCWA), the Forbes Trail Chapter of Trout Unlimited (FTTU) and the Westmoreland County Conservation District (WCCD) to identify how it and/or other local organizations and resources within the Ligonier Valley can be utilized to assist in the completion of restoration projects and outreach activities that address the watershed restoration priorities identified in the *Loyalhanna Creek Watershed Assessment and Restoration Plan*.

The following highlights the restoration priorities, as interpreted from the *Loyalhanna Creek Watershed Assessment and Restoration Plan*, for watersheds in the Ligonier Valley. The *Watershed Restoration Map* on the following page further highlights this information.

Impairment Cause	Watersheds	Priority
Nutrient Enrichment	<ul style="list-style-type: none"><li>• Hannas Run</li><li>• Laughlintown Run</li></ul>	Extend Public Sewerage and better maintenance of septic systems is needed.
Riparian Degradation and Habitat Degradation	<ul style="list-style-type: none"><li>• Loyalhanna Creek and tributaries</li></ul>	Promote the value of maintaining vegetated riparian buffers.  Promote the importance of land conservation and protection.
Erosion and Sediment and Stream Channel Alteration	<ul style="list-style-type: none"><li>• Mill Creek</li><li>• Fourmile Run</li><li>• Coal Pit and Trout Run</li></ul>	Support and work with Trout Unlimited to remediate heavily eroded areas.  Promote installation of Agricultural Best Management Practices (BMPs) focused on land management practices, nutrient management and erosion runoff on agricultural land.





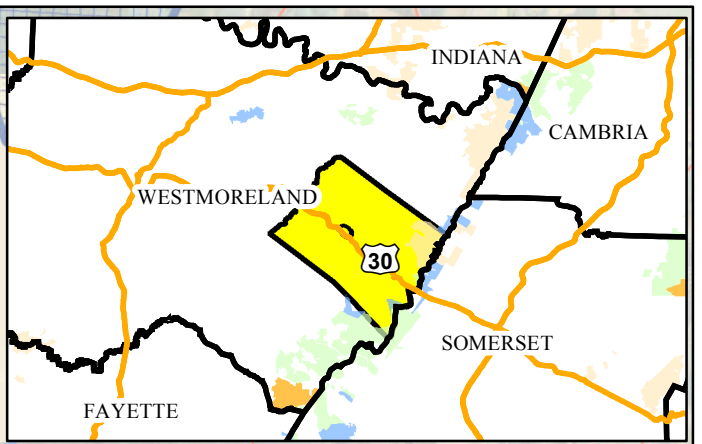
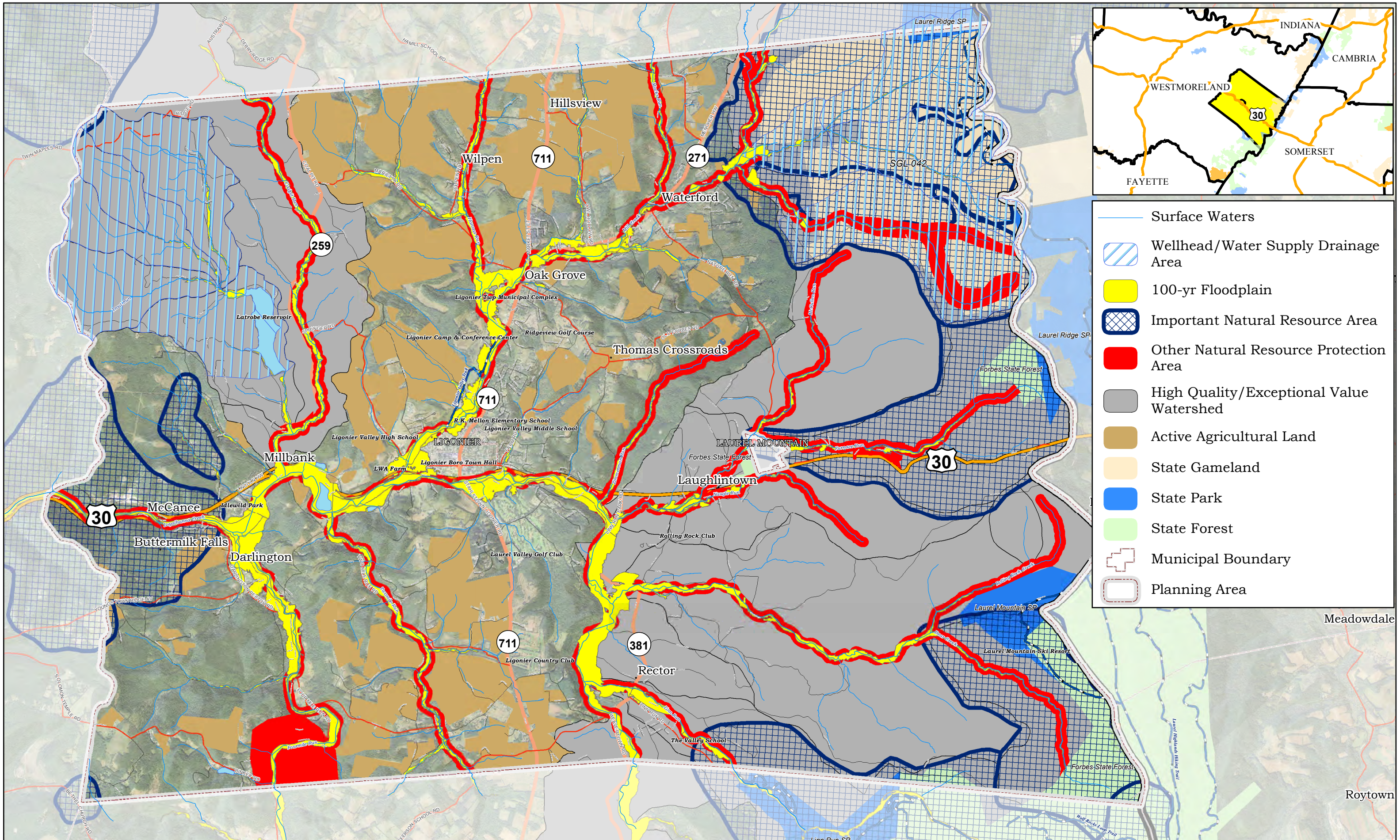
**Restoration Priority:**

- Erosion and Sediment & Stream Channel Alteration
- Nutrient Enrichment
- Riparian Degradation & Habitat Degradation
- Municipal Boundary
- Planning Area



- **ACTION:** At the conclusion of this Joint Comprehensive planning process, the Environmental Subcommittee identifies to the Westmoreland County Integrated Water Resources Plan - Watershed Planning Advisory Committee (WPAC) water resource related problem areas in the Ligonier Valley for inclusion into the County's Water Resources Plan. The planning process for this Joint Comprehensive Plan has identified the following water related problems areas:
  - Floodplain management - primarily in Ligonier Borough and surrounding areas (see *Physical and Natural Features mapping in the Existing Conditions volume*).
  - Malfunctioning On-lot Septic Systems – generally around the Villages of Wilpen, Waterford and Oak Grove.
  - The need for updated baseline quality assessments of local waterways.
  
- **ACTION:** The Environmental Subcommittee will provide input to the Ligonier Township and Ligonier Borough Planning Commissions on how to integrate the Natural/Physiographic features information, including areas identified in the Westmoreland County Natural Areas Inventory, and related mapping prepared in this Plan Update including the *Developmental Constraints Map* on the following page, the *Future Land Use Recommendations Maps* presented earlier and other mapping that identifies proposed Economic Opportunity Areas and proposed Natural Resource Conservation Areas into the local and regional planning and their project review processes.
  
- **ACTION:** The Environmental Subcommittee will collaborate with the watershed and environmental groups noted previously in this section and with the Westmoreland County Integrated Water Resources Plan - Watershed Planning Advisory Committee (WPAC) and with the Ligonier Borough Planning Commission and the Ligonier Township Planning Commission to evaluate gas extraction Best Management practices and other Best Management practices/actions in regards to water, noise and air quality protection and will identify and advance those found to be appropriate and practical for the types of industries and actions and the conditions found in the Ligonier Valley.





- Surface Waters
- Wellhead/Water Supply Drainage Area
- 100-yr Floodplain
- Important Natural Resource Area
- Other Natural Resource Protection Area
- High Quality/Exceptional Value Watershed
- Active Agricultural Land
- State Gameland
- State Park
- State Forest
- Municipal Boundary
- Planning Area



### Recommendation – Preserve Agricultural Land

Ligonier Township and the Ligonier Valley Steering Committee via an established an Ad Hoc Agriculture Subcommittee actively works to preserve agricultural land.

- **ACTION:** Ligonier Township solidifies it's Agricultural Security Program by completing the following:
  - Verify the administrative status of all submitted Agricultural Security Area applications made to the Program. Outreach with the public may be necessary to complete this process.
  - Verify if the applications approved by the Township have been recorded by Westmoreland County.
  - Prepare and maintain a map showing all recorded Agricultural Security Area properties.
  - Maintaining administrative compliance with the Commonwealth of Pennsylvania Agricultural Security Area Handbook.
- **ACTION:** The Agriculture Subcommittee will initiate discussions with the Westmoreland County Agricultural Land Preservation (WCALP) to develop an outreach program targeted to farmers and agricultural land owners to educate them on the value and importance of- and the process of- entering into Agricultural Security Areas and Agricultural Conservation Easements.

### Recommendation - Expand Agricultural Products, Practices and Markets

Partner with the agricultural community to better ensure the preservation of agricultural land and to facilitate the expansion of agricultural products, practices and markets. With this in mind the following actions are suggested.

- **ACTION:** The formed Ad Hoc Agriculture Subcommittee will introduce/educate existing farmers and potential new farmers on new markets by promoting locally wanted crops, organic farming opportunities and agri-tourism opportunities. This may require revising regulations and ordinances to remove impediments
- **ACTION:** The Agriculture Subcommittee will initiate discussions with the organizers of the Ligonier Country Market to identify opportunities to expand and promote local farm-to-table opportunities, to offer additional smaller scale farmers markets in the Ligonier Valley and to identify appropriate local producers for this type of market. These smaller scale markets would be scheduled as not to complete with the Ligonier Country Market and would focus on offering a variety of locally grown products not currently offered at the local supermarket.
- **ACTION:** The Agriculture Subcommittee will meet with the organizers of the Ligonier Country Market to learn about their efforts to attract more local growers, producers and makers to vend at the Ligonier Country Market and to identify ways that the Subcommittee can assist in these efforts. It is suggested that the Subcommittee could assist by preparing an inventory of local producers and makers that could potentially vend at the Market.

- **ACTION:** The Agriculture Subcommittee can also meet with the organizers of the Ligonier Country Market to further advance efforts to develop a locally sourced Community Sustained Agriculture (CSA) program in the Ligonier Valley.
- **ACTION:** The Agriculture Subcommittee will identifies methods to connect farmers with educational opportunities focused on Land Rental/Agreements, Estate Planning (i.e. farm succession/transition planning) and Agricultural Land Preservation.
- **ACTION:** The Agriculture Subcommittee can also identify ways to connect older farmers who are no longer able to farm their land or who are close to this point with new emerging farmers – suggested this could take the form of a farming internship or farm apprenticeship type program.
- **ACTION:** The Agriculture Subcommittee will directly coordinate with agricultural schools (i.e. Penn State and Delaware Valley) to promote/market the availability of quality farmland and opportunities for farming in the Ligonier Valley.



Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Environment						
Priority Goal: Protection of Natural, Agricultural Land and Water Resources						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Encourage practices and regulations that provide protection for identified natural and scenic resources, agricultural lands and the supply and quality of water resources for consumption and recreational use	The Borough and Township will review their current land use regulations, consider recommendations from this planning effort, and revise their regulations to assist in implementation of land use related recommendations	The Township will consider expanding the boundary of the <i>Natural Resource Protection Overlay District</i> contained in their current Zoning Ordinance to reflect the proposed Natural Resource Overlay Expansion Area contained in this Plan and will consider if the expanded/revised <i>Overlay District</i> is adequate to protect sensitive resources or whether a separate Conservation District is preferable	Short-term	<b>Ligonier Township Planning Commission</b> Ligonier Township Township Zoning staff Township Solicitor	Land Use Economic Base Physical/Natural Features	32
		Ligonier Township will consider amending § 20-4 of their current Zoning Ordinance to increase the set back of protected structures from a drilling pad to a minimum of <i>fifteen hundred (1,500) feet distance</i> and to require a protected buffer zone of three hundred fifty (350) feet for <i>all streams</i> .	Short-term			34
		The Township will consider additional Conditional Use performance standards for trucks traffic and define the types of and need for air, water and sound monitoring associated with horizontal drilling activities into the Agricultural District	Short-term			34
		The Township will review the current Agricultural Zoning District and the R-1 Rural Residential District boundaries with the Land Use mapping prepared for this Plan Update, evaluating whether the R-1 Rural Residential District boundary should be revised to better reflect residential areas shown on the Existing Land Use Map and Future Land Use Recommendations Map	Short-term			34
		The Borough will consider revisions to their Zoning districts reflecting the Existing Land Use Map and Future Land Use Recommendations Map and possible changes to dimensional requirements developed during this Plan Update	Short-term	<b>Ligonier Borough Planning Commission</b> Ligonier Borough Borough Solicitor	Land Use Economic Base	34
		The Borough will consider design standards suggested by this planning effort as part of their land use or land development regulatory framework	Short-term			34

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

Sustainability Category: Environment						
Priority Goal: Protection of Natural, Agricultural Land and Water Resources						
Sub-Goals	Recommendations	Action Steps	Priority	Suggested Roles/Partnerships	Planning Category	Page Reference
Protection of natural and aesthetic resources critical for the heritage and quality of life for the Ligonier Valley	The Borough and Township via the Environmental Subcommittee will maintain a partnership with the Loyalhanna Creek Watershed Association, the Forbes Trail Chapter of Trout Unlimited and the Westmoreland County Conservation District to actively address water quality, habitat restoration and other related areas of concern the Ligonier Valley	The Environmental Subcommittee will encourage the Loyalhanna Creek Watershed Association to complete a new round of baseline water quality assessments of local waterways	Short-term	<b>Environmental Subcommittee</b> Loyalhanna Creek Watershed Association Local volunteers	Economic Base Physical/Natural Features	35
		The Environmental Subcommittee assists other agencies in the completion of projects and outreach activities that address the watershed restoration priorities identified in the <i>Loyalhanna Creek Watershed Assessment and Restoration Plan</i>	Short-term & Continuing	<b>Environmental Subcommittee</b> Loyalhanna Creek Watershed Association Forbes Trail Chapter of Trout Unlimited Westmoreland County Conservation District	Economic Base Physical/Natural Features Infrastructure Land Use	35
		At the conclusion of the Plan Update, the Environmental Subcommittee provides input to the <i>Westmoreland County Integrated Water Resources Plan</i> on water resource related problem areas in the Ligonier Valley, including floodplain management; On-lot Septic Systems issues, and the need for updated baseline water quality assessments	Immediate	<b>Environmental Subcommittee</b> Watershed Planning Advisory Committee Westmoreland County Conservation		37
		Integrate into the local and regional planning and project review process the Natural/Physiographic features information, the <i>Developmental Constraints Map</i> prepared for this Plan Update that summarizes critical information, and the resulting <i>Generalized Future Land Use Recommendations Map</i> .	Immediate & Continuing	<b>Environmental Subcommittee</b> <b>Ligonier Township Planning Commission</b> <b>Ligonier Borough Planning Commission</b>		37
Provision of local natural resource-based products in an environmentally conscious manner that benefits landowners and the Ligonier Valley as a whole	Ligonier Township and the Agriculture Subcommittee actively work to preserve agricultural land	Ligonier Township solidifies it's Agricultural Security Area (ASA) Program: <ul style="list-style-type: none"><li>• Verify administrative status of all submitted ASA applications, and maintain outreach with the public in the process</li><li>• Verify if the ASA applications approved by the Township have been recorded by Westmoreland County.</li><li>• Prepare and maintain a map showing all recorded ASA properties</li><li>• Maintaining administrative compliance with the Commonwealth of Pennsylvania Agricultural Security Area Handbook.</li></ul>	Immediate & Continuing	<b>Ligonier Township Office Staff</b> Westmoreland County Geographic Information Systems Westmoreland County Agricultural Land Preservation office Western Pennsylvania Conservancy	Land Use Physical/Natural Features Economic Base	39
		The Agriculture Subcommittee develops an education and outreach program with the Westmoreland County Agricultural Land Preservation (WCALP) that is targeted to farmers and agricultural land owners.	Short-term & Continuing	<b>Agricultural Subcommittee</b> WCALP Westmoreland Conservation District Ligonier Township Planning Commission		39

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

## Ligonier Valley Joint Comprehensive Plan - Implementation and Recommendations Summary

<b>Sustainability Category: Environment</b>						
<b>Priority Goal: Protection of Natural, Agricultural Land and Water Resources</b>						
<b>Sub-Goals</b>	<b>Recommendations</b>	<b>Action Steps</b>	<b>Priority</b>	<b>Suggested Roles/Partnerships</b>	<b>Planning Category</b>	<b>Page Reference</b>
Provision of local natural resource-based products in an environmentally conscious manner that benefits landowners and the Ligonier Valley as a whole	The Township and Borough via the Agricultural Subcommittee establishes a working partnership with the agricultural community to better ensure the preservation of agricultural land and to facilitate the expansion of agricultural products, practices and markets	The Agricultural Subcommittee will introduce/educate farmers on new markets by promoting locally wanted crops, organic farming opportunities and agri-tourism opportunities	Short-term & Continuing	<b>Agriculture Subcommittee</b> Penn State Extension – Westmoreland County Office PA Farm Bureau – Westmoreland County	Physical/Natural Features Economic Base	39
		The Township and Borough may need to revise their municipal regulations and ordinances to remove impediments	Short-term	<b>Ligonier Township Planning Commission</b> <b>Ligonier Borough Planning Commission</b>	Land Use Physical/Natural Features	39
		The Agriculture Subcommittee initiates discussions with the Ligonier Country Market to expand/promote local farm-to-table opportunities and opportunities for smaller scale farmers markets that are complimentary, but non-competitive, with the Market	Short-term & Continuing	<b>Agriculture Subcommittee</b> Penn State Extension – Westmoreland County Office Ligonier Valley Chamber of Commerce Ligonier Country Market	Economic Base	39
		The Agriculture Subcommittee meets with the organizers of the Ligonier Country Market to identify ways to have more local growers, producers and makers vend at the Ligonier Country Market	Immediate			39
		The Agriculture Subcommittee meets with the organizers of the Ligonier Country Market to identify ways to develop a locally sourced Community Sustained Agriculture (CSA) program in the Ligonier Valley	Mid-term		Land Use Physical/Natural Features	40
		The Agriculture Subcommittee identifies methods to connect farmers with educational opportunities focused on Land Rental/Agreements, Estate Planning (i.e. farm succession/transition planning) and Agricultural Land Preservation	Mid-term & Continuing	<b>Agriculture Subcommittee</b> Penn State Extension – Westmoreland County Office	Economic Base	40
		The Agriculture Subcommittee identifies ways to connect older farmers no longer able to farm their land or who are close to this point with new emerging farmers via a farming internship or farm apprenticeship type program	Mid-term & Continuing	<b>Agriculture Subcommittee</b> Penn State Extension – Westmoreland County Office PA Farm Bureau – Westmoreland County		40
		The Agriculture Subcommittee will directly coordinate with agricultural schools to promote/market the availability of quality farmland and opportunities for farming in the Ligonier Valley	Mid-term & Continuing	<b>Agriculture Subcommittee</b> Ligonier Valley Chamber of Commerce PSU - College of Agricultural Sciences Delaware Valley University Wilson College		40

Priorities: Immediate: Early Action Item; Short-term: 1 - 3 years; Mid-term: 4 – 6 years; Long-term: 7 – 10 years; Continuing: An on-going implementation measure after initial implementation

# Pennsylvania Municipalities Planning Code Interface

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The Ligonier Valley Joint Comprehensive Plan was developed to provide guidance to Ligonier Borough and Ligonier Township as it pertains to the future of the Ligonier Valley. Correlating planning goals, recommendations and actions with certain requirements of the Municipal Planning Code (MPC) underlies the planning process associated with the Ligonier Valley Joint Comprehensive Plan. In essence, the planning approach used in the collection, review, interpretation and application of data and information and public input is central to meeting the spirit and intent of various MPC requirements. The factors, requirements and basic elements set for in the MPC for comprehensive plans are hereby acknowledged as being incorporated in the Ligonier Valley Joint Comprehensive Plan.

## Interrelationships among Plan Components

Conventional planning categories (i.e. demographics, transportation, land use, community facilities, housing, etc.) were addressed in the data collection and analysis process used in part to prepare the *Existing Conditions* compendium. The planning process did analyze these factors separately for the sake of undertaking a *manageable* community planning process. The goals, recommendations and actions included in the Ligonier Valley Joint Comprehensive Plan address *real world* problems and issues. The *Goals, Recommendations and Actions* volume synthesized the conventional planning categories into three (3) recommendation categories that target the *Community, Economy and Environment* of the Ligonier Valley. It is acknowledged that the goals, recommendations and actions made in the Plan have relationships and impacts across conventional planning categories.

## Statement of Compatibility with the Westmoreland County Comprehensive Plan – *Reimagining Our Westmoreland*

The Westmoreland County Department of Planning and Development has reviewed the Ligonier Valley Joint Comprehensive Plan and has determined that the Plan is consistent with the Westmoreland County Comprehensive Plan.

## Statement of Compatibility with the Ligonier Valley School District

The Ligonier Valley School District has reviewed the Ligonier Valley Joint Comprehensive Plan and has commented that the Plan provides a thorough and reflective assessment of the Ligonier Valley and provides a visionary position for its future. The Ligonier Valley School District has also commented that they view their involvement in the implementation of the Plan as being critical to its success.



### Statement of Compatibility with Development in Adjacent Communities

A regional perspective is critical for all forms of planning and especially for the Ligonier Valley, which is located in the far eastern edge of Westmoreland County and surrounded by segments of seven (7) municipalities including two (2) in neighboring Somerset County. The Ligonier Valley is bordered by the townships of Fairfield to the northeast, Jenner (Somerset County) to the southeast, Lincoln (Somerset County) in the southeastern corner, Cook to the southwest, Unity to the lower northwest, and Derry to the upper northwest. Situated completely inside the Ligonier Valley is Laurel Mountain Borough.

The Ligonier Valley Joint Comprehensive Plan incorporates land use and other types of recommendations that are compatible to adjacent areas and communities. Municipalities to the north, south and east of the Ligonier Valley are consistent with a rural land use characteristic. The Ligonier Valley Joint Comprehensive Plan places paramount emphasis on the continued conservation and preservation of these rural areas. More densely situated highway commercial land uses are found along the US Rt. 30 corridor west of the Ligonier Valley. The Plan emphasizes a need to have economic and business development and growth that fits in with the character of the Ligonier Valley and that does not encourage the types of highway commercial sprawl found in municipalities to the west.