

Ligonier Township Supervisors
Special Meeting
28 September 2011

The Supervisors of Ligonier Township met in special session at 7:30 pm with all three Supervisors present: William C Penrod Jr, Keith A Whipkey, and Timothy R Komar. The advertised purpose of the meeting was to consider a request by Bethlen Communities to consider a Conditional Use to permit the following additions to the Heritage Center, 135 Kalassay Drive. First, they wish to add an archive of historical items related to the Hungarian Reformed Church in America. This would be a private museum-type use and not open generally to the public. Second, Bethlen would like to add a Graceful Aging and Wellness Center for use of the residents and employees (with the intent of opening to the aging general public of the community in the near future).

Bethlen Solicitor, Peggy Hooker, and Director, Imre Bertalan, spoke to these issues. Ms Hooker gave an historic summary of the Heritage Center. Originally it served as a nursing home and orphanage. After the new nursing home was built, the Zoning Hearing Board was asked to approve, in 2006, the use of the building for six offices and a storage room. In addition, they were asked to add the mixed use of opening a part of the building to the Laughlintown Senior Citizens. Recently, the Supervisors permitted the storage space to be converted to a seventh office. The archive would be located on the North wing and the Wellness Center would be located on the Southern wing. Reverend Bertalan reiterated that the museum would be for internal use and not generally opened to the public. Ms Hooker also requested release of bond for stormwater management once the process is completed. The Township currently holds more than \$109,000 for this purpose.

Architect Mike Wetzal, spoke regarding his correspondence with Township Engineer Nick Coppage, who noted that an additional evening hour was being requested for operation, that the fire department had not responded to the plan change yet, and that the applicant was seeking a clarification of the 100-person limit. Did this relate specifically to the Heritage Center, or to the entire 9+ acre parcel as well. Also, the ZHB did not permit commercial uses to be made of the facility. The applicant requested clarification on this point as well.

As no one was present from the general public, a motion was made by Komar and seconded by Whipkey to request a letter from the fire department giving an opinion on the new plans. Motion carried.

A motion was made by Whipkey and seconded by Komar to close testimony, with the exception of the fire department letter should it be received. Motion carried.

A motion was made by Whipkey and seconded by Komar to adjourn the meeting at 8:55 pm. Motion carried.

Respectfully submitted,
Keith A Whipkey
Secretary