

Ligonier Township Planning Commission

Meeting Minutes

April 28, 2022

Call to Order/Pledge of Allegiance

Barb Nalle called the meeting to order at 7:00 P.M.

Roll Call

Roll call was taken by Sheila Grimm. Present were Barb Nalle, James Darr, Sheila Grimm, Mickey Corb, Susan McBroom, Michael McCalpin, and Dan Weimer. Also in attendance were Jim Nieuwsma, Tracy Legato and Bob Hudak.

Review of February 10, 2022 Meeting Minutes

Sheila Grimm made the motion to accept the meeting minutes, seconded by Susan McBroom.

Public Comment – Annie Cassler raised concerns regarding Dollar General and what it would do to Ligonier Township. The pay rate is \$10 - \$12 per hour with not enough hours given to workers for insurance. It is not a business model for our community.

Jim Stewart – I am an alternate on the ZHM. There are approvals we cannot say no to because of how the ordinances are written. If we are not in a position to say no, it should be directed to the Supervisors to be fixed. .

New Business

Watkins – Cross Surveyor

This subdivision will separate the boundary between two adjoining parcels. The new property line would separate a residence from the former Watkins Market. The lots will continue to share a septic system which is permitted by the DEP. James Darr made the motion to recommend to the supervisors, seconded by Sheila Grimm.

Alexander Dick

This subdivision is to equally divide a 28 acre parcel - one half to his adjacent property and the other half to neighbors (Patrinos). James Darr made the motion to recommend to the supervisors, seconded by Susan McBroom.

David Piper

17.7 acres located off of Binkey Road. The acreage separates over six acres to be conveyed to their children which includes a non-building, non-planning waiver. Part of the property includes both Ligonier and Cook Townships. This will go to Westmoreland County's planning division for review. Sheila Grimm made the motion to recommend to the supervisors, seconded by Susan McBroom.

Kale Partners – This parcel crosses Binkey Road. The resident wants to retain a small piece across the street to prevent parking use (have control of the other side of the road).

Susan McBroom made the motion to recommend to the supervisors, seconded by James Darr.

Old Business

Dollar General

GTB Realty requested the loading area be placed at the front of the store rather than at the side or rear because of delivery truck restrictions. The Planning Commission agreed upon receiving the following approvals: GTB secures a finalized developer's agreement, highway occupancy permit from the PA Dept. of Transportation, and NPDES permit from the Westmoreland Conservation district.

Bob Gage of GBT Realty suggested, with positive feedback from the Planning Commission, to possibly construct two sides of the building with red brick to improve the overall look. Also discussed was trees instead of interior landscape islands to screen out view of loading. James Darr made a motion to recommend to the supervisors, seconded by Sheila Grimm.

Mickey Corb was concerned about the potential storm water runoff. Ben Faas stated 'it meets the floodplain ordinance'. Corb also stated importance of clean water and suggested the supervisors should consider changes the laws or rules to disallow wetlands to be sold commercially.

Barb Nalle commented that their hands are tied and cannot make decisions on anything outside county and state agencies. The public can address their concerns and questions at a public meeting.

Correspondence None

General Concerns/Comments

Adjourn

Sheila Grimm made a motion to adjourn, seconded by Susan McBroom. The meeting adjourned at 7:55 P.M.