

# Ligonier Township Planning Commission

## *Meeting Minutes*

*July 23, 2020*

### **CALL TO ORDER**

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

### **PLEDGE OF ALLEGIENCE**

### **ROLL CALL**

Roll call was taken by Sheila Grimm. Present were Barb Nalle, James Darr, Susan McBroom, Sheila Grimm, Dan Weimer, and Mickey Corb. Also in attendance were Ed Oles, Julia Ritter, Michael Korn, Jim Nieuwma, and Tracy Krowchak. Michael McCalpin was absent.

### **REVIEW OF JUNE MEETING MINUTES**

Susan McBroom made a motion to accept the June Meeting Minutes, seconded by Sheila Grimm. Motion carried.

### **PUBLIC COMMENT - None**

### **OLD BUSINESS**

- Oil/Gas Ordinance – A discussion was held on the GIS review. A map was shown containing red and yellow areas. The 'red' lines represent all parcels 50 acres or more and are agricultural. These areas will be permitted to apply for a gas or oil well application. The yellow highlighted areas are proposed protected zones (around schools). Statistical analysis shows over ½ of existing parcels are still available to apply for. There may be additional land available to the application process if some of the schools outlined are not historic.

Julia Ritter provided a comment there are some protected areas, ex streams, that overlay and would not be able to submit an application. Michael Korn advised if they are in a well head protection zone it would not be negotiable due to the National Resource Protection.

It was suggested to go back to EADS and make the map clearer. Jim Darr and Sheila Grimm agreed this would be helpful. Mickey Corb was satisfied with the current map. Another 'simpler' map was shown with two areas of white and tan. The white areas reflect areas that could be 'drilled' and the tan areas not to be drilled. Although clearer, this map does not show the parcel sizes.

Michael Korn – we can still move forward. We need to get to the county's hands first before a public meeting is held. Sheila Grimm made the motion to

recommend to the supervisors pending the map changes, seconded by Mickey Corb. Motion carried.

➤ Unconventional Drilling

Michael Kornis reviewed the entire ordinance. The red outlined areas were changes already discussed and consistent with the workshop held. Michael also commented on the injection wells being included in this ordinance. This information was added from regulations of another municipality.

Mickey Corb made a comment regarding Page 8 – Item 6 – drill cuttings She questioned on whether it needs to be removed as we have injection wells included in the ordinance. Michael advised it does not need to be removed and advised leaving the section the way it is. .

Mickey Corb pointed out on Page 9 that a change needs to be made from “Borough” to “Township”.

Jim Darr commented that injection wells are only to be used in an industrial zone. Jim Nieusma stated there is only one in the Township.

Mickey Corb talked about depth of clean water. Michael explained once you get down enough none of this ordinance regulates subsurface.

Mickey commended Julia Ritter for all the work she has done and Michael Kornis for his patience!

Mickey Corb made a motion to recommend to supervisors with final edits of the documentation seconded by Susan McBroom. Motion carried.

➤ Solar Amendments – Jim is working on the ordinance and wants Michael to review first.

➤ Zoning Map Changes and Definitions – Jim is compiling definitions to be presented at the next meeting.

## **NEW BUSINESS**

D. Miller –This has been approved by the supervisors pending Planning Commission approval. Mike D’Arrigo of Mesko Associates signed off. It was also reviewed by the DEP. The location is off of Tosh Road. There is a dwelling and the septic needed to be re-done. Susan McBroom made a motion to go to the supervisors seconded by Sheila Grimm. Motion carried.

**CONCERNS/ COMMENTS**

Mickey made a suggestion that Susan McBroom has knowledge of buying and selling homes. It would be interesting to see how many people are moving in. Barb Nalle said it was a good idea, with Dan Weimer adding you can look in the newspaper!

**MOTION TO ADJOURN**

Sheila Grimm made a motion to adjourn, seconded by Susan McBroom. The meeting adjourned at 7:53 PM.