

Ligonier Township Planning Commission
Meeting Minutes
May 25, 2023

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, Sheila Grimm, Susan McBroom, Chris Hefner, Dan Weimer, and David Copeland. Also present were Township Manager Michael Strelic, Zoning and Code Enforcement Officer Rick Krouse, and Solicitor Dan Hudock.

Review of Meeting Minutes

Chris Hefner made a motion to accept the meeting minutes, seconded by Susan McBroom.
Motion carried

Public Comment

Debbie Messer – concerns about the conditional use request for the Vance McDonald property.

Kimberly Black – concerns about possible influx of traffic at proposed Retreat Center.

Nancy Valley – opposed to the possible development of the Vance McDonald property.

Jim Valley – concerns with traffic and water supply related to the possible development of the Vance McDonald property.

Deneen Will – concerns about traffic and lack of speed limit on narrow Austraw Road

Charlie Will – same concerns, as well as concerns with former occupant of Vance McDonald property.

Steve Skupas – violently opposed to the proposed Retreat Center, especially due to well water concerns and previous failures.

Nora McLanahan – shares concerns already mentioned, as well as concerns with rehabilitation center saying they aren't a rehab center

Ed McLanahan – shares concerns already mentioned, especially regarding narrow Austraw Road

Mike Robbe – bought property in calm place to live, opposed to the proposed development of the Vance McDonald property.

Emilie Pershing – concerned about sewage at McDonald property, as it is above a creek that feeds the Latrobe Reservoir.

Old Business

Zoning Code updates.

New Business

No new business.

Correspondence

Debbie Messer passed along her concerns to the Planning Commission

General Concerns/Comments

Barbara Nalle – thanks everyone for coming out. Planning Commission is in the process of updating the zoning code. We have a big job ahead of us. Commission is obligated to protect the health and welfare of residents. Commission is working on a number of definitions, not just retreat center. The zoning code hasn't been updated since 2015. This is just the beginning, there have been no changes to the zoning code, nor any decisions made. This process will take several months. If we do not define and allow something, it would be allowed everywhere. As the Township learned with fracking.

Chris Hefner – we need to define this, place restrictions on it, and allow where it can be. We are Township residents too. We have to have a place for everything, and everything in its place. We need to define what things are, what the restrictions are, and where they go. It shouldn't make a difference about whether something is non-profit or for-profit, what should matter is what it is. Nor can the Township make different rules for non-profit or for-profit.

Sheila Grimm – this review of our zoning code started with Susan McBroom, bringing tiny houses to the Commission's attention. The Commission has been doing this since the fall or early winter.

Adjourn

Chris Hefner made a motion to adjourn, seconded by Sheila Grimm. The meeting adjourned at 7:53 P.M.