

Ligonier Township Planning Commission

Meeting Minutes

October 28, 2021

Call to Order/Pledge of Allegiance

Barb Nalle called the meeting to order at 7:01 P.M.

Roll Call

Roll call was taken by Sheila Grimm. Present were Barb Nalle, James Darr, Susan McBroom, Sheila Grimm, Mickey Corb and Dan Weimer. Michael McCalpin was absent. Also in attendance were Jim Nieusma, Tracy Legato, and Joe Davis of Ross Surveying.

Review of August Meeting Minutes

James Darr made the motion to accept the meeting minutes, seconded by Susan McBroom.

Public Comment - None

Old Business - None

New Business

- Gregorich Subdivision – Jill Gregorich resides at the intersection of Ann Roberts and Route 271. The request is to subdivide 7.61 acres. Lot one will contain 3.43 acres (house and septic) and Lot two 4.18 acres. There is a non-building waiver for lot 2 which will be utilized for raising trees. This has been reviewed by staff and meets the plan requirements. Sheila Grimm made a motion to recommend to the supervisors seconded by Susan McBroom.
- Piper Subdivision – Dave and Kelly Piper own 19.4 acres off of Binkey Road. The purpose of this subdivision is to create one buildable lot (lot one – 5 acres) which has been tested and approved for an on-lot septic system with 14.4 acres for Lot 2. This has been reviewed by staff and meets all requirements. Sheila Grimm made a motion to recommend to the supervisors, seconded by Jim Darr.
- Outside-In Plan 3 – Selling of 5.19 acres (there was a home previously – was demolished). Selling to Alan Smith. This is a flag lot – 50 ft. minimum at right of way. Meets minimum requirements for right-of-way. Septic test area was passed. Sheila Grimm made a motion to recommend to the supervisors contingent upon no objections with the Berardi Family. Jim Darr seconded the motion.
- Girard Tibbott Subdivision – Red Arrow Rd. Subdividing a side lot addition (19.33 acres) to John and Julie Ritter. There is a non-building waiver. Sheila Grimm made a motion to recommend to the supervisors seconded by Susan McBroom.
- Map changes. Map changes (zoning) were introduced by Jim Nieusma. A few areas discussed were Darlington – Long Bridge (not included in village zoning); Nicely and Fisher should be changed from agriculture to residential; Wilpen – Clifford Woods is currently agricultural and should be changed to R-1, R-2. Mountain Road should be changed to residential.

Correspondence – None

General Concerns/Comments The next meeting will take place on December 9th at 7:00 P.M. due to the Thanksgiving holiday and staff unavailability.

Adjourn

Sheila Grimm made a motion to adjourn, seconded by Susan McBroom. The meeting adjourned at 7:50 P.M.