

Ligonier Township Planning Commission  
*Meeting Minutes*  
*July 27, 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, Mike McCalpin, Sheila Grimm, Chris Hefner, Dan Weimer, and participating by phone Susan McBroom. Also present were Township Manager Michael Strelic, and Zoning and Code Enforcement Officer Rick Krouse.

**Review of Meeting Minutes**

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

**Public Comment**

*Deb Messer.* Requested her email be forwarded

*Steve Skupas.* Recommended training prior to finishing zoning code updates

*William Berry.* Question about changing of zoning on Austraw and Red Arrow

*Patty Ostrowsky.* Concerns about urban sprawl, and preserving agriculture

*Bob Grote.* Is worried conservation is taking a back seat.

*Robert Carney.* New to neighborhood, requested a repeat of the statement that the Pittsburgh Retreat Center is no longer interested in purchasing property at Austraw

*Greg McCormick.* Concerned about increases about traffic, and opposes rehab centers

*Julia Ritter.* Wants to preserve qualities of Agricultural District and former Conservation District

*Jim Zulisky.* Agrees with previous speakers. Concerns about narrow condition of Austraw

*Nora McLanahan.* Requested update on zoning code review, and concerned about development impacting well water quality

**Old Business**

*Zoning Code updates:*

Chairwoman Nalle reports the Commission is making good progress, with the help of the Zoning Officer. When the Commission feels they have a document ready to recommend to the Supervisors, they will do that at a public meeting, which will then go before the Supervisors.

Supervisors will review, add, change, take things away, and then hold a public hearing. Only after that will it become the updated zoning code. The Supervisors are the final decision makers.

Chris Hefner says the Commission is not making wholesale changes to how properties are zoned. The Commission is not changing A-1 to R-2 or anything like that. The Commission is plugging holes and defining new things.

Mrs. Nalle gives examples of things we are defining, such as wind farms, AirBNBs, marijuana dispensaries.

Mr. Hefner says that the Commission is trying to be proactive with the zoning code review.

**New Business**

*Pechart Plan subdivision and consolidation:*

139 Wilpen and 145 Wilpen. 139 Wilpen is taking a 30 foot strip from 145 Wilpen

Sheila Grimm makes a motion to recommend this for approval to the Board of Supervisors. Chris Hefner seconds.

Motion passed unanimously

**Correspondence**

none

**General Concerns/Comments**

none

**Adjourn**

Sheila Grimm made a motion to adjourn, seconded by Chris Hefner. The meeting adjourned at 7:38 P.M.