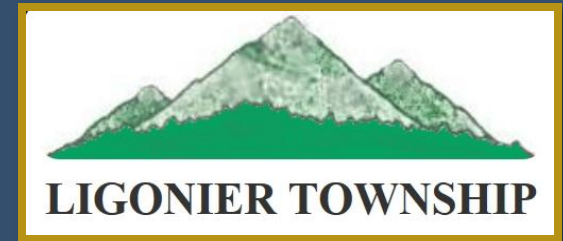
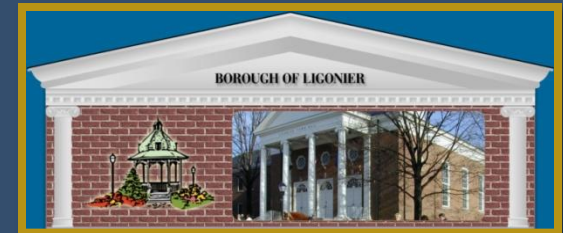
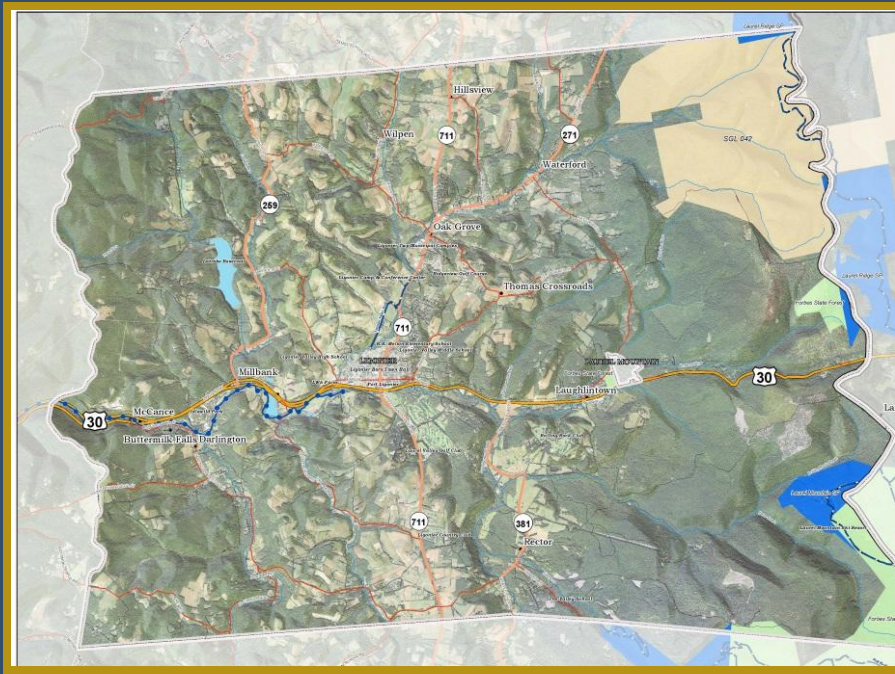


Ligonier Valley Joint Comprehensive Plan Community Workshop #2 Wrap-Up Session



Ligonier Borough and Ligonier Township

January 19, 2017

Ligonier Valley Joint Comprehensive Plan

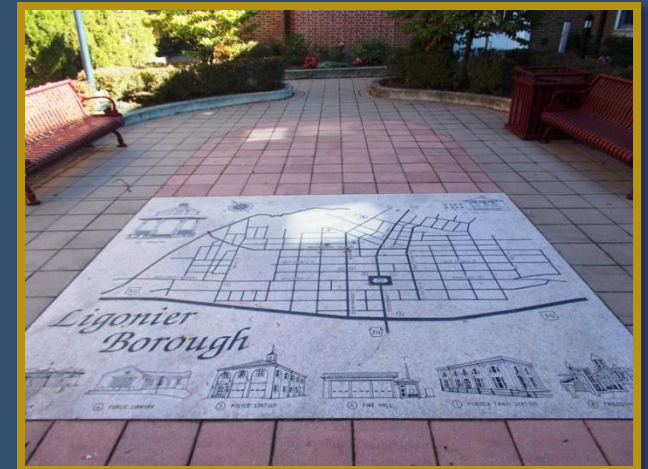
AGENDA

- Background/Context
- Mapping Examples
- Issue Sessions Recap
- Public Discussion
- Other Participation
- Next Steps





Background Context



Ligonier Valley Joint Comprehensive Plan

Why - Comprehensive Plan provides an agenda and framework

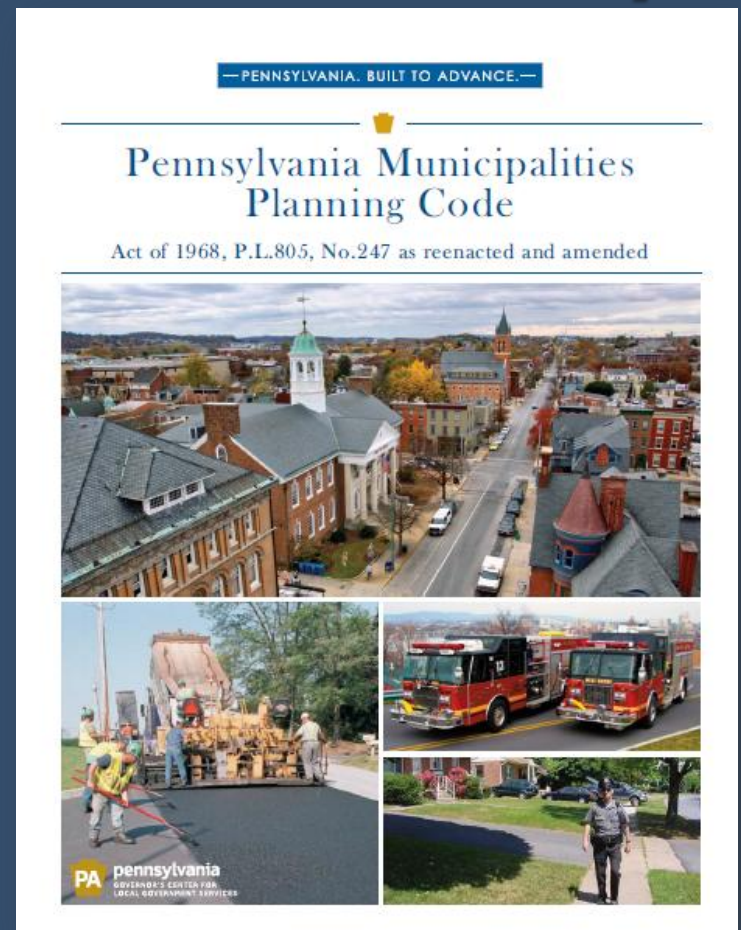
- *"Planning is the act of considering the impact of a present action on the future."*
 - *"There are consequences for every action and consequences for no action."*
- The last regional comprehensive planning effort in the Valley occurred in the late-1980's



Ligonier Valley Joint Comprehensive Plan

How – Comprehensive Planning in PA is enabled by the PA Municipalities Planning Code but has local flexibility and is adaptable:

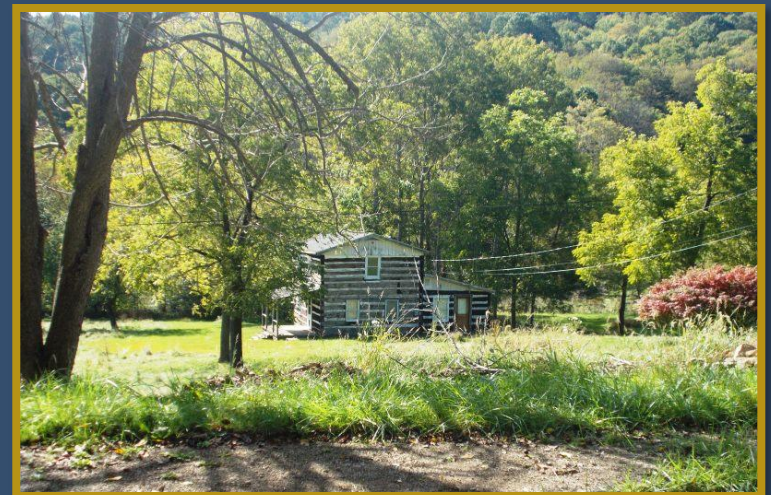
- Issues and Results Orientation
- Local Asset-Based
- Outcomes – Desired and Practical Outcomes



Ligonier Valley Joint Comprehensive Plan

Overview of the Approach – Reflects “state of thinking” within State

- Build on/not *repeat* existing plans & studies;
- *Issue-oriented* planning addressing current & anticipated real-world needs, building on strengths & addressing issues
- Careful *balancing* of variables – preservation & development, growth and conservation, new and old development



Ligonier Valley Joint Comprehensive Plan

Plan Organization – should include

- **Background Conditions – Physical/ Natural/ Heritage Setting, Demographics, Housing, Economy, Infrastructure, Public Services and Land Use**
- **Analysis/Synthesis – Issues, Opportunities, Goals and Objectives**
- **Future Land Use Plan – Development and Conservation**
- **Recommendations – Economy, Community and Environment**
- **Implementation Strategy**



Ligonier Valley Joint Comprehensive Plan

Plan Organization – recommendations may be arranged to address “real world” categories:

- ***Community***



- ***Economy***



- ***Environment***



Ligonier Valley Joint Comprehensive Plan

Mapping

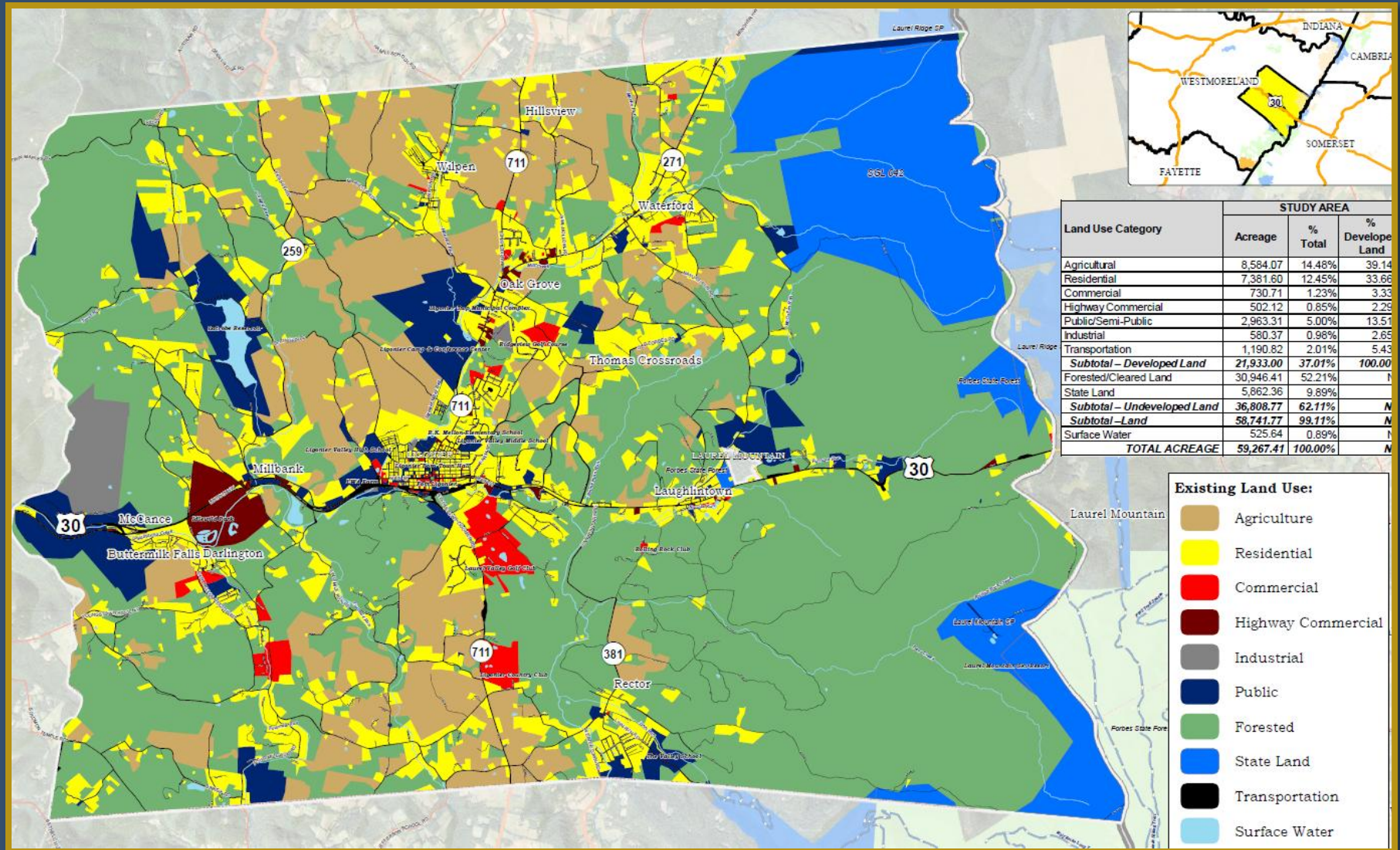
Examples



Planning Area

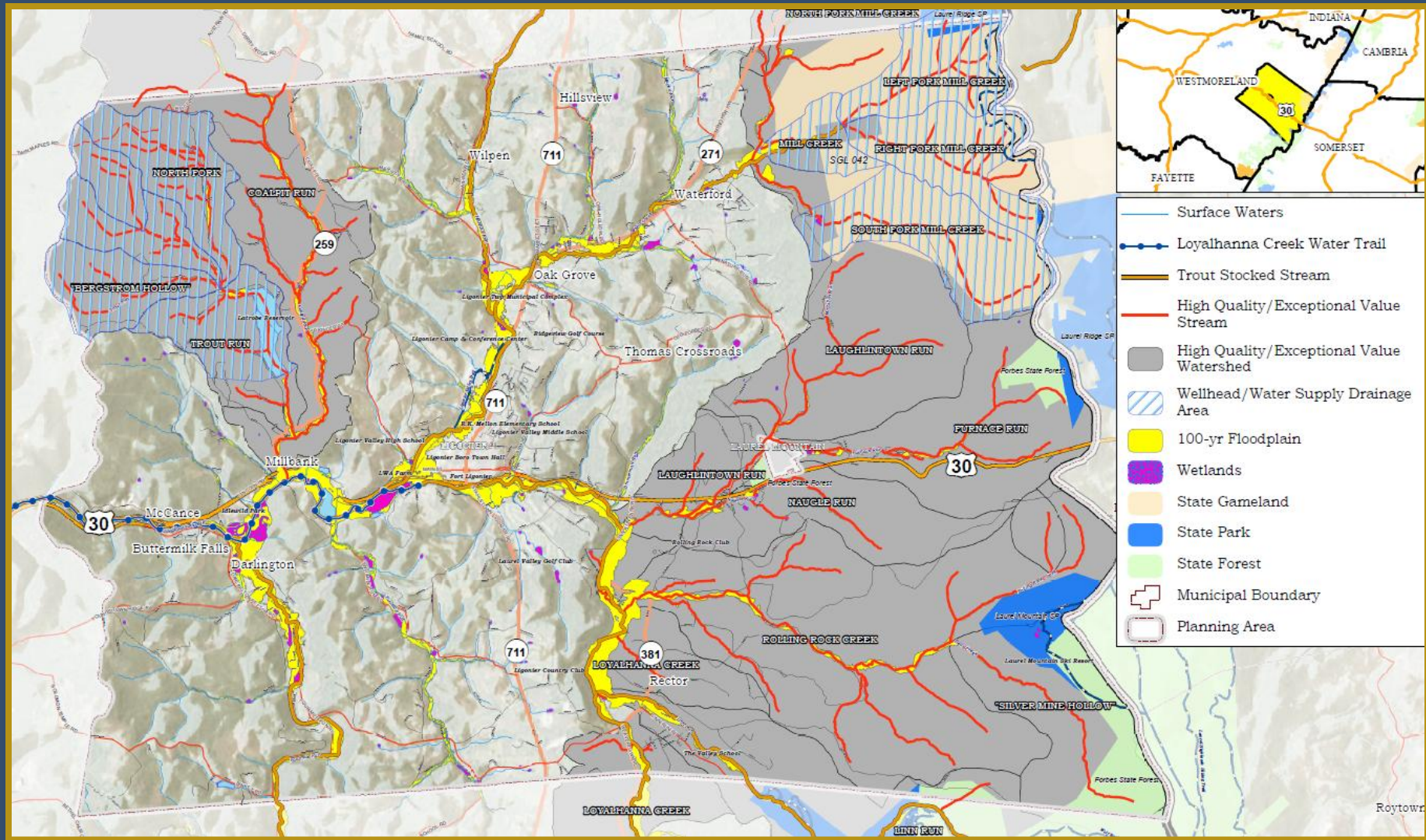


Ligonier Valley Joint Comprehensive Plan



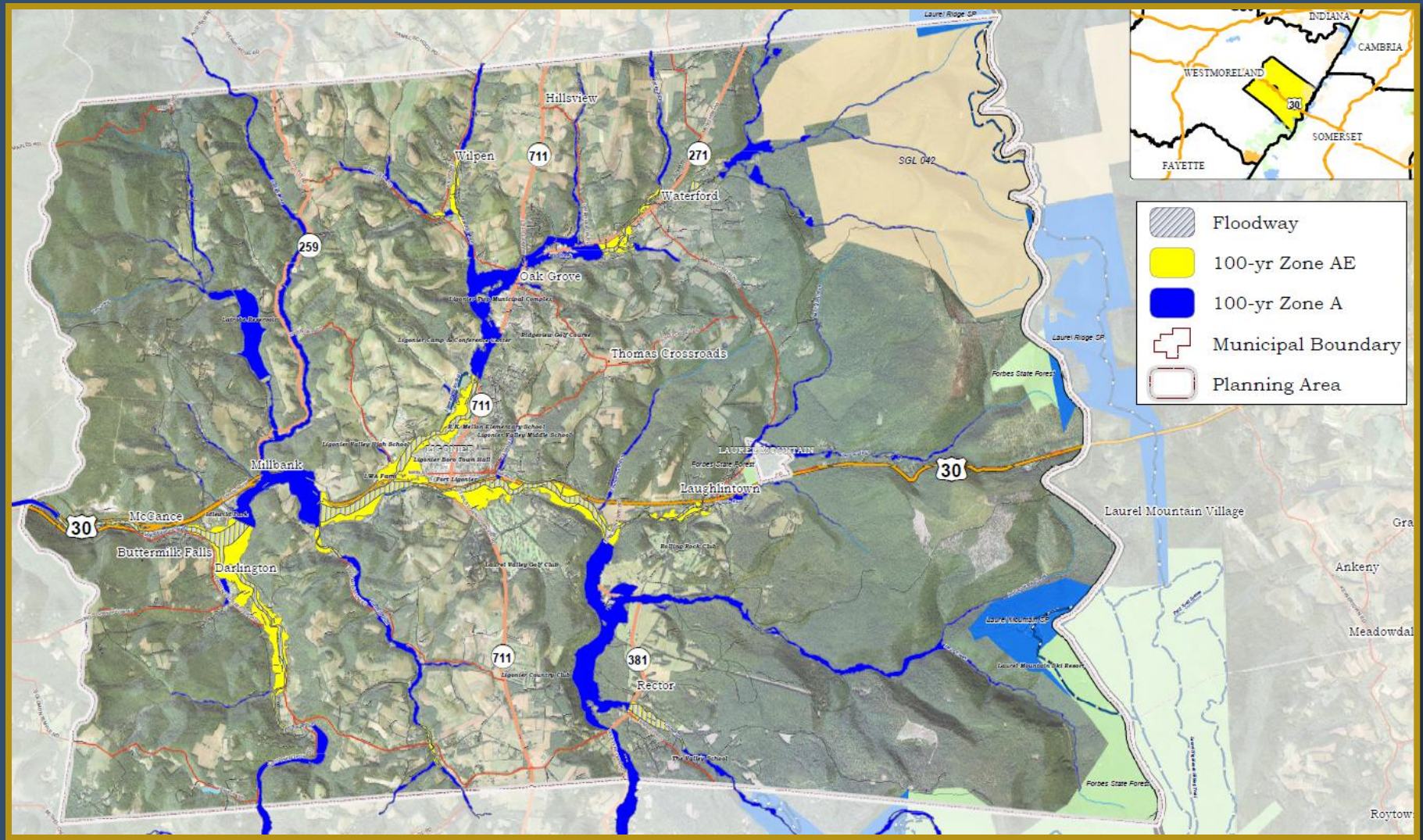
Existing Land Use

Ligonier Valley Joint Comprehensive Plan



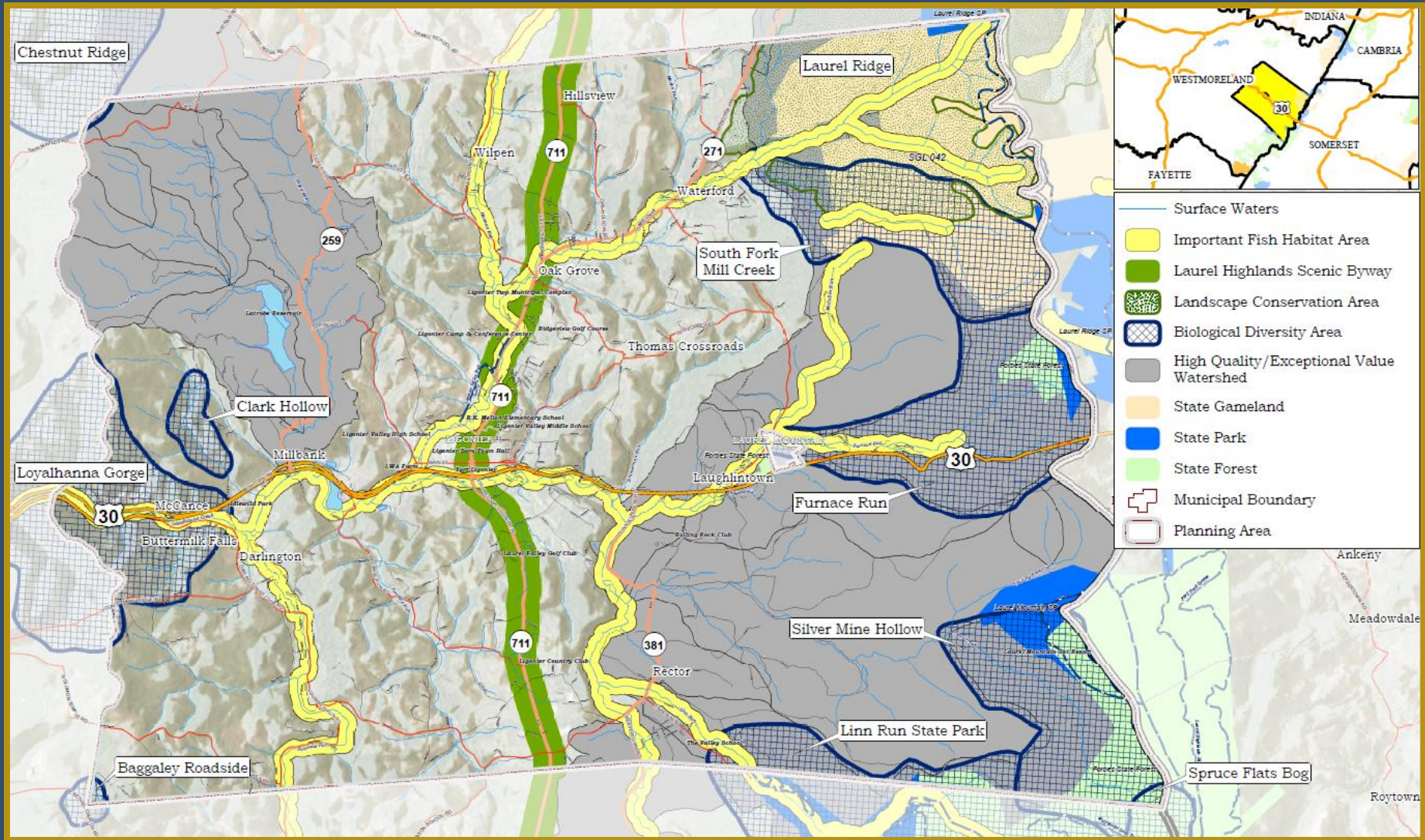
Water Resources

Ligonier Valley Joint Comprehensive Plan



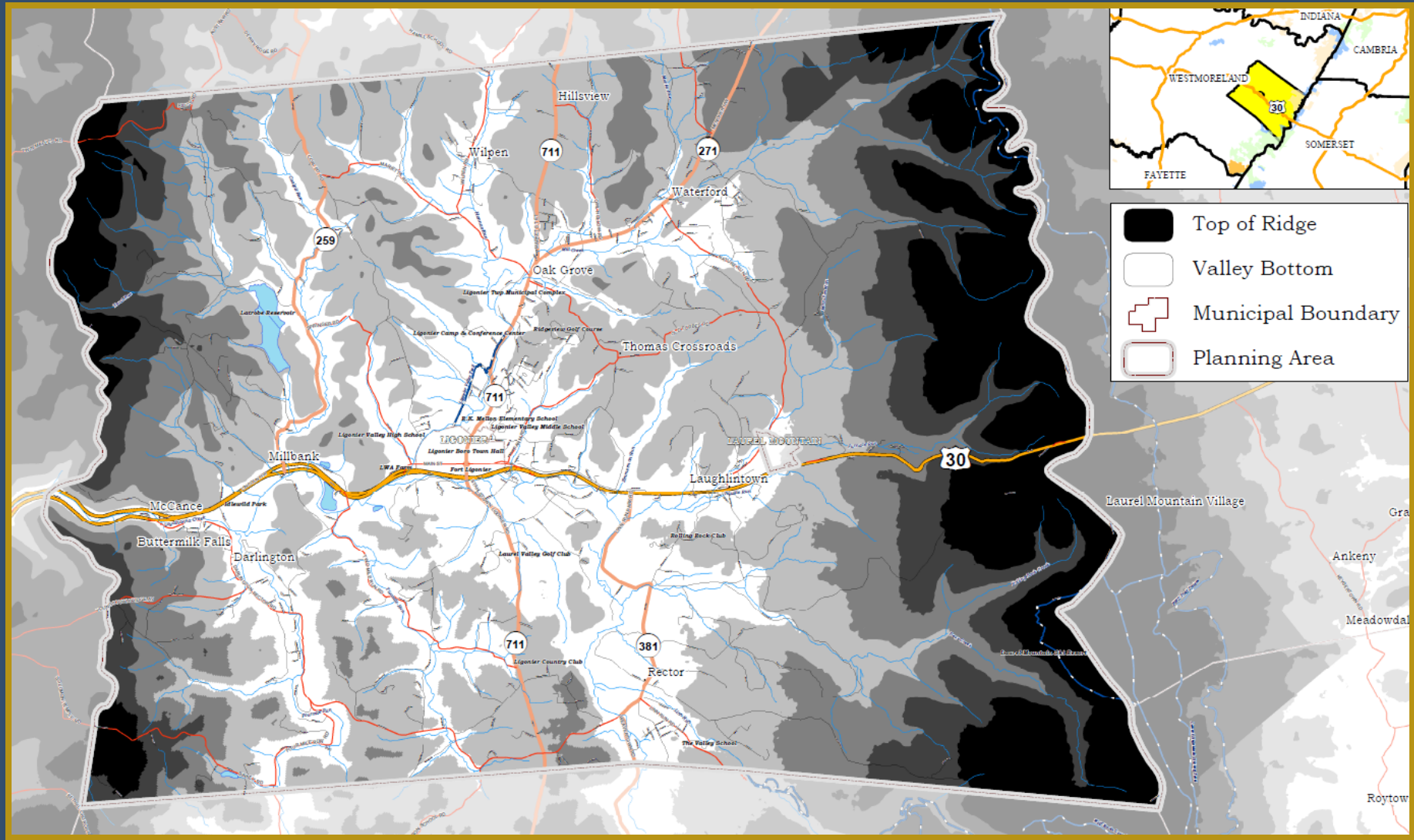
Floodplains

Ligonier Valley Joint Comprehensive Plan



Select Natural Resources

Ligonier Valley Joint Comprehensive Plan



Topography

Ligonier Valley Joint Comprehensive Plan

Issues Sessions

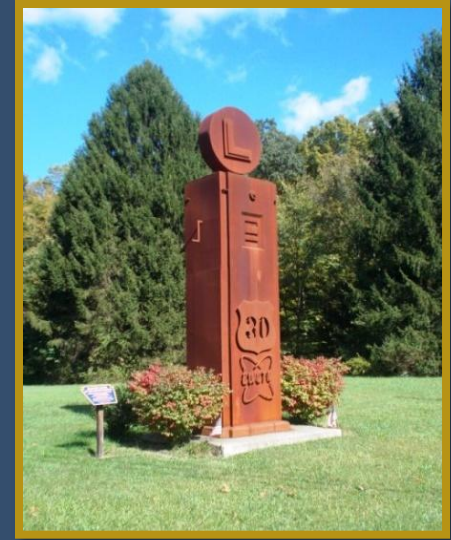
Highlights/Recap



Ligonier Valley Joint Comprehensive Plan

Issues Orientation – 10 issue areas suggested for focus group sessions (1/16-1/18)

- Environment/Open Space
 - Transportation
 - Government Services
 - Recreation/Trails
 - Agriculture
 - Housing
 - Heritage/Tourism
 - Business/Economic
 - Community Design
 - Police/Public Safety
- ... 90 participants



Ligonier Valley Joint Comprehensive Plan

Environment/Open Space Highlights

- Multi-leveled concern about water resource
 - Possible impacts of sale of the Ligonier Township Municipal Authority
 - Possible impacts of horizontal drilling/fracking on public & private water supply and surface waters
- Natural resource and rural atmosphere preservation should be specifically identified in the Plan and subsequent revisions to Community Development Objectives and requirements of land use/ development regulations
- Extensive discussion of “Reasonable Use” concept:
 - Horizontal drilling/fracking and other extractive is seen as a use for an industrial district
 - Preservation/rural atmosphere is seen as a reasonable use as well

Ligonier Valley Joint Comprehensive Plan

Environment/Open Space Highlights (cont'd)

- Considerable interest in resurrecting broader recycling program
- Air quality is a special local concern due to the propensity for inversions in the Valley
 - Air quality baseline testing/monitoring is suggested as a recommendation
- Environmental planning complexities exist – reasonable use, interrelationships, linking remediation/ response/ responsibilities
- Plan recommendations should recognize natural resources and environment as part of the heritage of the Valley
- Use newsletters & LWA Education Center to foster environmental education/awareness

Ligonier Valley Joint Comprehensive Plan

Transportation Highlights

- Considerable discussion on Truck Traffic on State Highways and possible impacts
 - Consideration of weight restrictions and rerouting onto other roadways
 - Air and noise monitoring
 - Hazard mitigation planning for spills/accidents
 - Zoning revisions reducing potential for truck conflicts
- Traffic safety requires multi-modal transportation planning/improvements
 - Bicycles/pedestrians – including bike/ped connection of assets
 - School bus stops on Rt. 30
 - Public transit improvements for special needs and other non-drivers

Ligonier Valley Joint Comprehensive Plan

Recreation/Trails Highlights

- Walkability enhancements in the Borough – sidewalk extensions connecting assets, lighting in alleys and additional ramps at intersections
- Ligonier Valley Trail enhancements
 - Extensions to Wilpen and Bethlen Community
 - Signage improvements along Borough Walk/Bike Route
- Recreation enhancements
 - Planned improvements to Wilpen & Laughlintown playgrounds
 - Planned Community Garden on LWA property
 - Creating a Dog Park
 - Additional Tennis/Basketball courts suggested

Ligonier Valley Joint Comprehensive Plan

Recreation/Trails Highlights (cont'd)

- Laurel Mountain related
 - Use by non-locals requires additional lodging
 - Encourage LVSD to reestablish a ski club
 - Work to attract ski/bicycle outfitter to the Valley
- Supports Timberlink reuse to include indoor water park & lodging

Ligonier Valley Joint Comprehensive Plan

Government Services Highlights

- Considerable interest in resurrecting broader recycling
 - Use of volunteers should keep costs reasonable
 - Plan should recommend an ad hoc committee to follow-on
- Much cooperation among police, fire & public works providers exist – additional cooperation and/or consolidation should be noted in a Plan recommendation for a broad-based committee to continue to explore a more optimum model
- Developmental regulations should be revised reflecting Plan recommendations and may include:
 - Design standards – construction, ridge-top development
 - Encourage development that builds on the area's strengths & assets

Ligonier Valley Joint Comprehensive Plan

Police/Public Safety Highlights

- Considerable discussion on emergency planning, including emergency response procedures & communication
- Plan should recommend a strategy for educating, engaging and communicating with residents – i.e. One-Call Alert, website/newsletter contact, AM radio, etc.
- Truck traffic issues discussed – Boro/Twp Hazard Mitigation Plans address spills/leaks
- Drug issue affects the Valley as it does everywhere else
 - Heroin use throughout Valley - Primarily prescription drug abuse at schools
 - Local law enforcement works with County Drug Task Force
 - Information/education/community feedback all are critical

Ligonier Valley Joint Comprehensive Plan

Community Design Highlights

- Various walkability enhancements noted – walking/bike route signage, US Rt. 30 crossing to LWA Nature Trail, process for citizens to report walkability/safety problems
- Design Standards seen as a way to maintain visual quality in Township & Borough
- Blight can be countered with various means
 - Strong code enforcement
 - Coordinate with County Land Bank
 - Inventory of contractors and volunteers
 - Potential rehabilitation funding sources
- Garden Club will continue to beautify the community but have 19 members and cannot do everything

Ligonier Valley Joint Comprehensive Plan

Business/Economic Highlights

- Youth retention and jobs go hand-in-hand
 - Technical infrastructure must be established and maintained to attract/retain tech-savvy youth
 - Quality of Life has to be used as an attraction
- Educational focus – partner with post-secondary
 - Agricultural diversification
 - Conservation
 - Applied technical training – filling gaps
 - Artisans
- Timberlink Reuse
 - 170 acres
 - Resort/Water Park
 - Amusement/recreation tie-in

Ligonier Valley Joint Comprehensive Plan

Business/Economic Highlights (cont'd)

- Tourism expansion
 - Timberlink reuse
 - Laurel Highlands Trout Trail
 - Complement Idlewild Park
- Infrastructure
 - Sanitary sewer – Oak Grove Rt. 271/711 Corridor
 - Telecommunications/Internet gaps affecting home business
 - Recommend development of a “makers space” in coordination with development/education agencies
- Plan should define “appropriate development”
 - Guide revisions to land use/land development regulations
 - “Conservation Subdivision Approach” suggested for Township
 - Enhanced visibility in relation to County development agencies

Ligonier Valley Joint Comprehensive Plan

Agriculture Highlights

- Agri-tourism should be clearly defined in local land use/development regulations
- Consideration of more farm-to-market initiatives including additional markets & Community Sustained Agriculture
- Plan should review and suggest revisions to location, standards and requirements to the Agricultural District in the Township Zoning Ordinance
- Agricultural Preservation planning recommendations
 - Process should identify ways to attract farms/farmers
 - Encourage more agricultural easements
 - Educate existing farms on new market possibilities

Ligonier Valley Joint Comprehensive Plan

Housing/Rental Highlights

- Perception is that existing housing market may meet existing local needs but there may be pricing and preference gaps as a younger demographic is attracted – real estate community should be consulted
- Needs of older residents are largely met, and additional units provided with Bethlen plans
- Issues with rental units are being met with stronger code enforcement, regulations, etc.
- Few residentially buildable lots in the Borough, thus, rehabilitation/resale market there and new construction in Township
- Walkability/demographic trends can make Borough residences attractive to young professionals

Ligonier Valley Joint Comprehensive Plan

Heritage/Tourism Highlights

- Valley has 260+ years of heritage and considerable experience in all aspects of tourism
 - Various agencies and organizations are players
 - Considerable presence of resources
 - Connectivity of resources & coordination of agencies may be issues – consider Smart Phone app, photo sharing of experiences, local tabs/links on websites, etc.
- Gateway & directional signage is seen as a need, especially for the regional traffic on State highways
- Additional lodging offerings would strengthen the Valley as a destination for retail, dining, weddings, recreation & entertainment

Ligonier Valley Joint Comprehensive Plan

Heritage/Tourism Highlights

- Plan should identify the defining characteristics of the Valley, critical for the established heritage/tourism niche, further reflected in land use/development regulations
- The “Ligonier Experience” varies with the group and interest involved, ranging from small town charm, outdoor recreation, specialty shopping, weddings, enjoying nature, etc.
- There were a number of issues noted:
 - Parking – especially signage for off-street long-term meters
 - Truck traffic & truck rerouting
 - Timberlink reuse
 - Regulations that may deter certain tourism-friendly business activities

Ligonier Valley Joint Comprehensive Plan

Overview of Highlights

- Defining characteristics create the “brand” and “vision” for the Valley – they should be preserved
- Sensitivity to these characteristics should guide thinking on revisions and refinements to land use and land development regulations
- Low intensity development compatible with the heritage and existing developmental pattern of the Valley should be reflected in the future
- The Quality of Life can be an incentive to attract newer and younger residents and job creators



Ligonier Valley Joint Comprehensive Plan

QUESTIONS AND COMMENTS

- **Agricultural – hydraulic fracking in an industrial use and does not belong in the Agricultural Zoning district**
- **Timberlink – residents should be included in the decision making process - discourage competitive uses already in the borough**
- **Question on the diamond project's impact on surrounding businesses – noted as temporary**
- **Can consolidation work in the Valley – address this in plan – address consolidation clearer in plan**

Ligonier Valley Joint Comprehensive Plan

QUESTIONS AND COMMENTS

- **Opportunity for a convention center/ conventions in line with local visual appeal – at Timberlink – multiple facilities – existing facilities at Antiochian Village/and in process at Fort Ligonier noted**
- **Promote and provide for health & well-being**
- **Serious concerns over sale of LTWA – loss of control over water and can impact future growth**
- **Provide draft plan at least a week prior to public hearing – process will follow MPC requirements**

Ligonier Valley Joint Comprehensive Plan

QUESTIONS AND COMMENTS

- **publish timeline of completion steps**

Ligonier Valley Joint Comprehensive Plan

Next Steps

- Finalize Background Studies
- Synthesize CW#2
- Initiate Planning Sections
- Public Meeting & Public Hearing

THANK YOU!

Ligonier Borough

Ligonier Township

