

Ligonier Township Supervisors

Special Meeting

1 February 2011

The Supervisors of Ligonier Township met in special session at 7:00 pm for the purpose of conducting a public hearing regarding a request for preliminary approval from the Supervisors of a Planned Residential Development for Bethlen Communities. Present were Chairman William C Penrod Jr, Keith A Whipkey, and Timothy R Komar.

Mike Wetzel, representing Bethlen Communities, explained the planned changes being contemplated.

Phase 1, expected to be moved forward during 2011, will include the addition of 26 (13 duplexes) independent cottages. Phase 2, expected by 2016 will involve additional units, and Phase 3, expected by 2020 anticipates the building of either a single multi-unit facility or again independent cottages (as the market at that time dictates to be best business strategy. It is also possible this area could be developed to provide amenities mainly aimed at the older population. The intent for the time being is to work with the Township in getting all documents we require prior to coming back to the Planning Commission for final approval for phase 1. Bethlen will be asking for one modification to the existing zoning ordinance. The ordinance requires a 20-foot space between units. The designs of the plan now call for 15-foot spacing between some of the units. The desire is to reduce the monotony of regular spacing. In addition, the designers are trying to avoid annoying car lights shining in the front of people's apartments at stops along the cul-de-sac.

The Township and Bethlen representatives spent considerable time itemizing submissions by both parties and seeking to gain understanding what they need from each other.

From the audience, Irma Hutchinson and Jim Cunkleman, representing the Ligonier Valley School Board, sought to gain assurance from those Bethlen representatives present at the meeting, including Director Imre Bertalan, that the pass-through real estate taxes on the cottages would continue indefinitely. They pointed out that the municipality provides substantial services in support of the activities contemplated and that the municipality should be financially supported by these taxes indefinitely.

John West expressed support for the project and sees benefits to all the parties involved, including the Community at large.

Bob Fiok questioned further plans Bethlen has for extending the current utilities through property it owns in the Park Plan. He was assured that planners are in contact with the utility providers and will ensure that orderly services will continue in the affected areas.

A motion was made by Whipkey and seconded by Komar to close the comment period, with the understanding that further hearing time may be required if the Township Engineer finds material changes to the original project within documents provided at the last minute. Motion carried. It was

indicated that a decision regarding the application will take place in a timely manner once both parties have obtained all necessary information and responded to the satisfaction of each other. Tentatively, it is hoped that the decision can be made at the regular Supervisor's meeting on 8 March.

A motion was made by Whipkey and seconded by Komar to adjourn the meeting at 8:40 pm. Motion carried.

Respectfully submitted,

Keith A Whipkey

Secretary

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