

Ligonier Township Supervisors  
Special Meeting  
17 October 2012

The Supervisors of Ligonier Township met in special session with Chairman Keith A Whipkey, Timothy R Komar, and William C Penrod Jr present. The advertised purpose of the meeting was to continue a meeting from 2 October to consider a Conditional Use request for, and take additional public comment concerning, the Ramsey Machine shop in Darlington. A court reporter was present to take testimony and swear in speakers.

Present representing Ramsey Machine was Attorney Richard Flickinger. Through questioning of witnesses John R Ramsey and Lori Ramsey, property owners, a description of the site plan and intent or use of the property was established.

Following this presentation, the following audience participants spoke regarding the proposal:

- (1) Lonny Roach described the residential nature of the area and testified that the presence Of the machine shop infringes on the enjoyment of the area and an eyesore generally
- (2) Robert McDowell asked the purpose of and goal of the meeting. Whipkey responded that the purpose was to receive public comment and consider conditions under which the business could operate. McDowell additionally questioned why the application took so long to conclude.
- (3) Karen Sistek stated that she lives directly across the street from the business. She laid out through photographic demonstration that the business has become an increasing mess over the years due to increased business volume. She questioned why she was not offered screening from the view of the business, which is terrible. She requested consideration be given in cleaning up the business. She supports the employment the business offers
- (4) Rose Stepnick provided visual evidence from Westmoreland County GIS maps and Google maps dated from 2003 to present to emphasize the deterioration of the visual impact of the property. She requested a limit on the hours of operation, thus limiting the noise and vehicle emissions coming from the property.
- (5) Bruce Kemerer testified that he lives on the Darlington Road about ½ mile from the business. He described the entire area as busy – a lot of traffic on a twisty road basically unsafe for pedestrian traffic. But this has been the nature of the area for a long time. As the business provides jobs and is in a commercial district, it should be permitted.
- (6) Cindy Turley, Zoning Officer, spoke regarding the considerable time and expense involved in this application. She retains copies of all correspondence with the applicants but does not make them available for confidentiality reasons. This application was by no means typical in that the applicants refused for a long time to provide all the information she needed per the Zoning ordinance. Other Township personnel attempted to intercede to mediate with mixed results. She found out the lies were spread about her efforts in public. She explained that the Township attempts to work with all applicants as well as those with Zoning violations, not to punish infractions unless there is no other choice. The goal is to obtain compliance. As a result, the Township (and she and Solicitor Judith Ciszek specifically) were accused of delaying the application while the truth was that the delay resulted from the application being incomplete and not ready for action.

(2)

A motion was made by Komar and seconded by Penrod to close testimony. Motion carried. The Board went into executive session to consider action at 8:35 pm. The meeting was resumed at 8:53. The conditions were read by Solicitor Ciszek. She promised that a written copy would be provided as soon as the document is prepared and signed.

A motion was made by Penrod and seconded by Whipkey to approve a Modification to waive requirements of Sections 902.1d and 902.1f as adjoining property owners provided written waivers of the need for additional screening of their properties. Motion carried. Komar abstained from the vote.

A motion was made by Penrod and seconded by Whipkey to approve the Conditional Use request subject the conditions Mrs Ciszek provided verbally. Motion carried. Komar abstained from the vote.

A motion was made by Komar and seconded by Penrod to adjourn the meeting at 8:58 pm. Motion carried.

Respectfully submitted,

Keith A Whipkey  
Secretary