

**Ligonier Township Supervisors**  
**Regular Meeting Minutes**  
*January 23, 2024*

The Supervisors of Ligonier Township met in regular session at 4:30 p.m. Present were Chair, Dan Resenic; Vice Chair, Erik Ross; Secretary/Treasurer, Stephanie Verna; Supervisor, D. Scott Matson; and Supervisor, John Beaufort.

Also present were Manager, Michael Strelac; Solicitor, Dan Hudock; Engineer, Ben Faas; Zoning / Code Enforcement Officer, Rick Krouse; and Finance Officer, Bethany Caldwell.

**Comments from the Public**

1. Janell Emery (Ligonier Beach study committee) requested a correction to the December 12, 2023 meeting minutes
2. Deb Messer – Commented on taxes, the Township's fee schedule and processes and her right-to-know requests.

**Comments from the Supervisors**

Supervisor Matson – No comment

Supervisor Ross – No comment

Supervisor Verna – No comment

Supervisor Beaufort – No comment

Supervisor Resenic – Thanked the Ligonier Beach Study Committee, especially Janell Emery & Susan Huba for their due diligence on the project.

- A motion was made by Stephanie Verna and seconded by Erik Ross to approve the minutes from the January 2, 2024 meeting. Motion carried.

**Correspondence List** (Note these items are not read aloud.)

1. XPR Resources, re-permitting natural gas well in Derry
2. Campbell Oil & Gas, re-permitting natural gas well in Derry
3. Westmoreland County Association of Township Supervisors annual convention – Mr. Strelac plans on attending and asked that if any of the Supervisors would like to go, to let him know so that he can RSVP.

**Manager Report**

Mr. Strelac discussed the Township's 2023 Annual Report and highlighted some of last year's major accomplishments.

### Engineer Report

Mr. Faas deferred to the “Ligonier Beach Phase 2 grant return” agenda item under New Business and noted the project had been permitted, something to keep in mind for future planning / development.

### Solicitor Report

Mr. Hudock did not have anything to report.

### Staff Reports

1. Zoning / Code Enforcement – Mr. Krouse went over his monthly report.

Supervisor Resenic thinks the increase in code complaints is a good thing as it signals residents are coming forward to have their concerns addressed.

2. Public Works – Mr. Strelac thanked Line-X of Latrobe the vendor responsible for installing the bed liner in the Township’s newest truck. Additionally, Line-X worked on the fenders at no cost.
3. Finance – Mrs. Caldwell is working on end of year activities, archiving records, audit preparation, etc.

### Treasurer’s Report

<b>Fund Balances (month end)</b>	<b>December</b>
General Fund	\$ 503,854
General Fund Reserves	\$ 1,055,183
Liquid Fuels Tax Fund	\$ 105,180
Capital Fund Reserves	\$ 108,855
Ligonier Beach Park Fund	\$ 122,213
American Rescue Fund	\$ 168,847
Developer's Fund*	\$ 7,998
*Escrow	\$ 6,289
*Mill Creek Memorial Park	\$ 1,209
*Kids Corner grant	\$ 500
<b>Total Funds</b>	<b>\$ 2,072,130</b>

- A motion was made by Stephanie Verna and seconded by Erik Ross to approve the bills as presented. Motion carried.

### Unfinished Business

1. Ordinance 2024-O-01 Zoning Ordinance – no action taken at this time, the Planning Commission will meet this Thursday. The Community Development committee requested the following topics be discussed at that meeting:

Page 4 – Section Q, “Village” and “Industrial” zones were added to C-1, C-2, and A1. Why? Intention should be clarified. Is C1 just along Route 30 or are there other areas?

Page 5 – Section 6A, the word “Billboards” is used, change it (and any other occurrences) to “Advertising Signs.”

Page 5 – Section 9, “Digital / Electronic Message Display signage” – can we eliminate this in its entirety? Solicitor Hudock to research.

Page 9 – regarding Wind Energy Facilities, note the “Tree and Landscaping Removal” on Page 15 pertaining to the Solar Energy Systems restrictions; why isn’t the same language included around windmills? Where practical, copy language for consistency.

Page 9 – Section H.1, Occupied Buildings are set back at a distance not less than 150 feet to a residence? That seems close. There is a clarifying section about neighboring property being set back a distance not less than 5 times the length of the blade. What does that mean in reality? What are the size ranges of windmill blades?

Page 11 – Decommissioning, if a facility is shut down and the Township has to step in the decommissioning process, costs are to be recouped. Where is that spelled out – how? Post a bond? Lien the property? Unclear.

Page 14 – Solar Energy Systems set backs are not consistent with Windmills, is there a reason? Yes, it seems related to equipment falling to the ground.

Page 17 – Short Term Rental Applicability, “this article shall not apply to a resort, camp, hotel/motel/inn, bed and breakfast, boarding house or group home...” Are all of those explicitly defined? Yes. Permitted use not in C2 or Industrial zones? Correct.

Page 22 – Rehabilitation / Treatment Centers – does “Treatment Center” cover both in- and out-patient centers? Yes. Permitted use in Industrial and C2 zones with a 5 acre minimum, is that excessively restrictive? Unsure.

Page 24 – Retreat Centers parcel minimum size is 50 acres, how many 50 acre parcels are there? Unknown, there was a discussion about developers purchasing multiple smaller parcels and combining them to meet the minimum lot size.

Supervisor Beaufort said we need to ensure there is adequate access to get to these centers. Specifically emergency services, large fire trucks need to be able to get through gates, roads need to be wide enough.

Page 27 – Gambling Saloons are permitted in Village zones? Yes, because it’s “mixed use,” and accommodates the current locations. Recommendation to remove Village, keep in Commercial and Industry zones.

Page 29 – Historical Overlay, recommend not to remove this section, it was intended to protect the view shed from Fort Ligonier.

Page 29 – Article 18-2, the start work / construction date was removed to be consistent with the building permit. Do not remove a start date – if too much time lapses, the project scope may change enough to warrant a review of the initial permit. Recommend a year to begin work.

Page 30 – Home Occupations, item 4 language was updated, “not more than 35% of the gross floor area of a dwelling unit.” The update was based on experience; does the wording match our intent?

Page 31 – Question about removing family from the permitted use sections.

Page 34 – Accessory Structure, “The following shall not be considered as an accessory building or use; bus, full trailer, house trailer...” Will this impact people today? None that staff are aware of – assume they’d be “grandfathered in.” It was noted if vehicles / old trailers are not in use and not registered, they’re considered a junk vehicle.

Page 43 – Restaurants or Taverns, Fast Food, located within so many feet of residences and other sections of ordinance reference decibels. There is a setback, should there be a decibel limit? Who would enforce?

Supervisor Resenic – lantern flies don’t like high frequencies, may want to allow for devices that deter pests.

Supervisors Verna – couldn’t find the “Fencing” definition in her document version, please email it to her. She strongly encouraged residents to review and comment on the proposed ordinance now, while they can make changes.

Supervisor Beaufort – Page 2, under Sign Regulations, most political signs are put in the ROW, yet we forbid it? Other than “No Hunting,” and “No Trespassing” signs, signs should not be allowed on trees.

Staff to send this list to the Planning Commission.

Supervisor Resenic – thanked the Community Development subcommittee (Supervisors Beaufort & Verna) for their review of the Zoning Ordinance update.

## **New Business**

### 1. Articulating Boom Lift sealed bid opening:

#### 1. Caterpillar Cleveland Brothers:

Genie Z62, \$125,953

JLG 600AJ, \$122,384

JLG 600AJ, Used (418 hours) \$54,000

JLG 600AJ, Used (31 hours) \$90,000

#### 2. Walker & Walker:

Genie Z62 – \$132,000

#### 3. Equipment Share:

Genie Z62 - \$137,847.70. \$130,045 with the sales tax removed

No action taken at this time – Public Works Foreman to review the specs.

2. Ligonier Beach Phase 2 grant return, the DCNR requires a letter signed by Chair to process the return.
  - A motion was made by Stephanie Verna and seconded by Erik Ross to authorize the Chair to sign a letter returning the Ligonier Beach Phase 2 grant to the DCNR. Motion carried.
3. Ligonier Beach study draft request for proposals – no action at this time.
4. Disabled veteran tax exemption for 2023, 359 Ross Road
  - A motion was made by Erik Ross and seconded by John Beaufort to grant a local tax exemption for the property located at 359 Ross Road. Motion carried.

5. Multiple Code Enforcement issues:

Laughlintown code enforcement issue – the Township issued a permit for a fence, a retaining wall was built.

Rockcliff Lane code enforcement issues – the Township disagrees with the resident that plastic in yard is not rubbish.

Longbridge code enforcement issue – a few little issues.

Old Lincoln Highway code enforcement issue – tree went through a house, which is now melting into the earth.

Mr. Strelic noted that in all four cases the Township has sent at least three letters to address the violations.

### **Executive Session**

The Supervisors went into executive session at 5:48 PM to discuss legal strategy for several Code Enforcement issues and resumed their regular meeting at 6:09 p.m.

- A motion was made by Erik Ross and seconded Scott Matson to take legal action against the four properties listed in the agenda. Motion carried.

### **Comments from the Public**

1. Deb Messer – Asked about amusement tax, who pays it and does the Township collect the amusement tax from retreat centers?

There was a discussion about amusement tax. As of today, Idlewild is the only business in the Township that pays amusement tax. The state had statutory authority that defines (and limits) what can be taxed.

2. Another member of the audience asked why the Township isn't collecting amusement tax from the ski resorts? They're exempt (state law). And the Golf Courses? As private clubs, they are also exempt.

### **Comments from the Supervisors**

Supervisor Matson – No comment

Supervisor Ross – No comment

Supervisor Verna – Saw the Road Crew out during the snow storms taking care of the roads and appreciates the crew making it a priority to keep the roads clear.

Supervisor Beaufort – It is January 23, and one of our fire departments (Waterford) has taken 70 calls so far this year! Please use common sense and do not drive through water during heavy rain / flooding.

Supervisor Resenic – Echoed Supervisor Verna's comments, this is the first winter that he has not heard complaints about the roads. Good job, Lance!

- A motion was made by Erik Ross and seconded by Stephanie Verna to adjourn the meeting at 6:20 p.m. Motion carried.

Respectfully submitted,

Bethany Caldwell  
Assistant Secretary/Treasurer

Ligonier Township, Westmoreland County, PA  
**Bill Payments for All Vendors**  
 January 22, 2024

Vendor	Type	Num	Amount
<b>Jan 22, 24</b>			
West Penn Power	Bill Pmt -Check	ACH	597.88
Total Service, Inc.	Bill Pmt -Check	ACH	187.92
AA Septic Tank Service	Bill Pmt -Check	25953	312.50
Apex Companies LLC	Bill Pmt -Check	25954	3,950.00
Appalachian Fluid Power Inc	Bill Pmt -Check	25955	27.72
Barbara Nalle	Bill Pmt -Check	25956	60.00
Comcast	Bill Pmt -Check	25957	561.14
Daniel Weimer	Bill Pmt -Check	25958	60.00
David Copeland	Bill Pmt -Check	25959	60.00
Douglas Kurtz	Bill Pmt -Check	25960	30.00
Fayette Parts Service, Inc.	Bill Pmt -Check	25961	464.64
Glassmere Fuel Service	Bill Pmt -Check	25962	7,081.62
Greensburg Machine & Driveline L.L.C.	Bill Pmt -Check	25963	131.90
Guardian Protection Services	Bill Pmt -Check	25964	255.00
Indiana-Westmoreland COG	Bill Pmt -Check	25965	100.00
Josh Byers - v	Bill Pmt -Check	25966	30.00
Laurel Valley Hardware Inc.	Bill Pmt -Check	25967	68.75
Laurel Valley Motors	Bill Pmt -Check	25968	997.40
Ligonier Giant Eagle	Bill Pmt -Check	25969	33.34
Ligonier Valley Police Department	Bill Pmt -Check	25970	254.27
Michael W. McCaplin	Bill Pmt -Check	25971	60.00
Paul Hefner	Bill Pmt -Check	25972	60.00
PennPrime	Bill Pmt -Check	25973	3,265.00
Pennsylvania Municipal Service Co.	Bill Pmt -Check	25974	34.26
PSATS	Bill Pmt -Check	25975	96.31
Royal Oak Retriever, LLC	Bill Pmt -Check	25976	60.00
Sheila Grimm	Bill Pmt -Check	25977	60.00
Smith Propane & Oil	Bill Pmt -Check	25978	3,131.72
SWIF	Bill Pmt -Check	25979	1,033.00
Tim Baacke	Bill Pmt -Check	25980	30.00
Tricia Levander	Bill Pmt -Check	25981	700.00
U.S. Municipal	Bill Pmt -Check	25982	114.15
UAW LOCAL 204	Bill Pmt -Check	25983	336.25
UniFirst Corporation	Bill Pmt -Check	25984	295.03
Washington National Insurance Company	Bill Pmt -Check	25985	165.36
West Penn Power	Bill Pmt -Check	25986	198.94
<b>Jan 22, 24</b>			<b>24,904.10</b>

GM  
 JAV  
 1-23-23

1:46 PM  
01/22/24

Ligonier Township-Liquid Fuels  
Bill Payments for All Vendors  
January 22, 2024

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Vendor	Type	Num	Amount
Jan 22, 24 Compass Minerals America Inc	Bill Pmt -Check	1341	13,810.76
Jan 22, 24			<u>13,810.76</u>

OK  
SAV  
1-03-23



Ligonier Township - ACT 13  
Bill Payments for All Vendors  
January 22, 2024

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<u>Vendor</u>	<u>Type</u>	<u>Num</u>	<u>Amount</u>
Jan 22, 24 LINE-X of Latrobe at The Lancashire Outpo	Bill Pmt -Check	1023	1,080.00
Jan 22, 24			<u>1,080.00</u>

OK  
for  
1-23-23