

Ligonier Township Planning Commission
Meeting Minutes
February 26, 2026

The regular meeting of the Ligonier Township Planning Commission was held Thursday, February 26, 2026 at 6:00 p.m. in the Municipal Building with Township Manager Michael Strelic presiding.

Members Present: Barbara Nalle, Chris Hefner, Thomas Naugle, Michael McCalpin.

Others Present: Township Manager Michael Strelic, Zoning & Code Enforcement Officer Rick Krouse, Solicitor Dan Hudock.

ELECTION OF OFFICERS AND ORGANIZATION

A motion was made by Barb Nalle and seconded by Thomas Naugle to appoint Chris Hefner as Chair of the Commission for 2026. Motion carried unanimously

A motion was made by Michael McCalpin and seconded by Chris Hefner to appoint Barb Nalle as Vice-Chair of the Commission for 2026. Motion carried unanimously.

A motion was made by Chris Hefner and seconded by Michael McCalpin to appoint Thomas Naugle as Secretary of the Commission for 2026. Motion carried unanimously

A motion was made by Barb Nalle and seconded by Michael McCalpin to appoint Sheila Grimm as Assistant Secretary of the Commission for 2026. Motion carried unanimously

APPROVAL OF THE MINUTES

Thomas Naugle made a motion to accept the November 20, 2025 meeting minutes, seconded by Michael McCalpin. Motion carried unanimously.

CORRESPONDENCE

Pleasant Lane Farms Creamery regarding the Ligonier Country Market

COMMENTS FROM THE PUBLIC

Linda O’Sullivan: commented on changing zoning and possible unintended consequences.

OLD BUSINESS

Zoning Ordinance data centers review: Zoning Officer Rick Krouse explained the proposed modifications to the existing code. Mr. Krouse further explained the process behind the proposed changes. Mr. Krouse recommended sending the proposed changes to the Township’s solicitor and engineer.

A motion was made by Chris Hefner and seconded by Barb Nalle to table until the next meeting. Thomas Naugle abstained. The motion carried 3-0-1.

NEW BUSINESS

Harr Consolidation Plan

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose is to combine properties to remove a lot line to allow an addition to an existing home. No non-conformities are created. One non-conformity is being eliminated. SEO has reviewed and signed off.

A motion was made by Barb Nalle and seconded by Thomas Naugle to recommend the Harr Consolidation plan to Supervisors. Motion carried unanimously.

Waterford VFD zoning map amendment

Robert Derk, in his role as president of Waterford VFD #1, explained the history of the property and Waterford VFD's role in the community (over 400 calls for service in 2025 & 2026). Mr. Derk stated that fire departments are allowed only by special exception in A1 according to the Township's zoning code. Mr. Derk indicated that the building is grandfathered due to its long history, but expansion or reconstruction would be nearly impossible. Mr. Derk stated a move to Neighborhood Commercial would keep the fire department viable in the future.

Mr. Krouse and Mr. Hudock clarified questions regarding expansion of non-conforming uses.

Mr. Hefner questioned the existing Bluegrass Festival. Mr. Strelie stated that the Township consider fundraising activities to be an accessory use to their main use. Mr. Hefner questioned if a farmers market would require a conditional use. Mr. Strelie responded that retail is a permitted use in commercial districts.

A motion was made by Barb Nalle and seconded by Chris Hefner to recommend the Waterford VFD zoning map amendment (A to C-1) to Supervisors. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

none

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

Barbara Nalle pointed her fellow Commissioners to Penn Future, which could be a good resource for research.

Chris Hefner thanked the public for attending.

MOTION TO ADJOURN

A motion was made by Thomas Naugle and seconded by Chris Hefner to adjourn the meeting. All of the Commission was in favor. The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Michael Strelie
Township Manager