

Ligonier Township Planning Commission
Meeting Minutes
May 22, 2025

The regular meeting of the Ligonier Township Planning Commission was held Thursday, May 22, 2025 at 6:00 p.m. in the Municipal Building with Chairwoman Barbara Nalle presiding.

Members Present: Barb Nalle, Chris Hefner, Sheila Grimm, Thomas Naugle, Michael McCalpin, Dan Weimer, Martin Knizner.

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

APPROVAL OF THE MINUTES

Thomas Naugle made a motion to accept the April 24, 2025 meeting minutes, seconded by Chris Hefner. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

none

OLD BUSINESS

None

NEW BUSINESS

Planning Commission training

Barbara Nalle explained the benefits of previous trainings that were offered to the Planning Commission. All Commissioners expressed an interest. The Township Manager will reach back out to the Pennsylvania State Association of Township Supervisors (PSATS). No action was taken.

Longbridge map amendment

Zoning Officer Rick Krouse provided background on the request. Solicitor Dan Hudock explained the process. Barbara Nalle discussed the public's opposition to development along the Route 30 corridor during the development of the comprehensive plan, and also expressed concerns regarding legal costs related to spot zoning. Ryan Stabile spoke about what he would like to do on the property. Mr. Stabile believes this property, currently and in its history, is more appropriate for Neighborhood Commercial than Agriculture. Chris Hefner questioned prior zoning of the property and prior uses of the property. Thomas Naugle spoke about how the proposed project would fit the entrance to Ligonier. Dan Weimer stated he thought it would make sense to rezone this property and the Road Toad to commercial, and that rezoning these properties would increase their value.

A motion was made by Chris Hefner and seconded by Sheila Grimm to recommend Option #2 as presented to Supervisors. Motion carried unanimously.

Russell Berkey plan

Zoning Officer Rick Krouse explained the proposed subdivision. This subdivision will cure a nonconformity that currently exists regarding a detached garage. This will also remove a nonconformity regarding size on one of the parcels. The sewage enforcement officer has reviewed. No nonconformities are being created.

A motion was made by Sheila Grimm and seconded by Michael McCalpin to recommend the Russell Berkey plan to Supervisors. Motion carried unanimously.

Holding tank ordinance

Township Manager Michael Strelic explained the issue. The Board of Supervisors requested the Planning Commission's input. Barbara Nalle stated that if the Planning Commission was to give input on this issue, they would need additional time to study and therefore cannot give input at this time.

No action was taken.

CORRESPONDENCE

Letter received from the Westmoreland County Department of Planning regarding the Township's proposed zoning ordinance changes.

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

none

MOTION TO ADJOURN

A motion was made by Sheila Grimm and seconded by Chris Hefner to adjourn the meeting. All of the Commission was in favor. The meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Michael Strelic
Township Manager