

Ligonier Township Planning Commission
Meeting Minutes
May 28, 2026

The regular meeting of the Ligonier Township Planning Commission was held Thursday, May 28, 2026 at 6:00 p.m. in the Municipal Building with Chairperson Chris Hefner presiding.

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

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

APPROVAL OF THE MINUTES

Barbara Nalle made a motion to accept the March 26, 2026 meeting minutes, seconded by Michael McCalpin. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

Christy Boyd commented on farmers markets, and requested a pause on any decisions on farmers markets.

Jack Milburn commented on the draft zoning amendment regarding data centers.

Patrick Dooling commented on the impacts and potential impacts of data centers on nearby communities, and recommended additions to the draft data center ordinance.

CORRESPONDENCE

Notification of Permit Application

Milburn regarding Data Center Zoning Ordinance Amendment

Loyalhanna Watershed regarding Zoning Ordinance Amendment

Waterford VFD regarding fire stations Zoning Ordinance Amendment

OLD BUSINESS

Zoning Ordinance data centers review: Zoning Officer Rick Krouse responded to the proposed changes to the data center section of the ordinance received from Mr. Milburn.

Barbara Nalle commented on the PennFuture recommended data center ordinance. Mrs. Nalle further commented on exclusionary zoning. Mrs. Nalle also commented on proposed state legislation.

Sheila Grimm commented on electrical use and proposed state legislation regarding data centers.

A motion was made by Barbara Nalle and seconded by Sheila Grimm to schedule a work session to discuss the data center proposal for zoning. Motion carried 3-1-1. Barbara Nalle, Sheila Grimm, Michael McCalpin voted yes. Chris Hefner voted no, Thomas Naugle abstained. Work session will take place an hour prior to the next regularly scheduled meeting.

NEW BUSINESS

Fisher Consolidation Plan

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose is to combine the property and remove lot lines. No non-conformities are created. Non-conformities related to frontage and width are eliminated. SEO has reviewed and signed off.

A motion was made by Sheila Grimm and seconded by Chris Hefner to recommend the Fisher consolidation plan to Supervisors. Motion carried unanimously.

Zoning Ordinance: fire companies

Township Manager Michael Strelac presented the two issues requested by the Board of Supervisors.

#1: The Board of Supervisors requested the Planning Commission look at the best option to zone fire companies.

A motion was made by Chris Hefner and seconded by Barbara Nalle to allow public safety facilities (fire, police, ambulances) in every zoning district as a conditional use. Motion carried unanimously.

#2: Supervisor Knupp asked that the Planning Commission look into permitting fire companies to have signage to advertise meetings, fundraisers, and recruitment.

Dan Weimer pointed out that fire companies can requested a variance from the Zoning Hearing Board.

No action was taken.

Zoning Ordinance: farmers markets

Mr. Strelac and Mr. Hudock presented the request of the Board of Supervisors: A motion was made by Supervisor Knupp and seconded by Supervisor Resenic to request the Planning Commission look at seeing where the Township could put farmers markets, definitions, and appropriate sizes.

Chris Hefner and Dan Weimer discussed a possible additional of Seasonal Retail.

Chris Hefner pointed out that in the Township's Zoning Ordinance, the suitable uses of the A-Agricultural District is, among other things, to have farmers markets.

Barbara Nalle commented on the legal implications.

Martin Knizner questioned where it would be appropriate to allow farmers markets.

The Planning Commission requested that the zoning officer draft an ordinance for "Seasonal Retail" which would include farmers markets, country markets, flea markets, and other seasonal activities. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

Jan Milburn commented on the need for some data center rules on the books. Mrs. Milburn also commented on the model ordinances being discussed at the state level. Mrs. Milburn further commented on exclusionary zoning.

Vickie Oles stated it was important for us to protect ourselves with a strong ordinance. She further commented on the importance of fighting against state preemption.

Jack Milburn stated that the work session should be open to the public.

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

Barbara Nalle thanked the residents for their work providing information. Mrs. Nalle also discussed potential training for spot zoning.

Dan Weimer also commented on potential training opportunities. Mr. Strelic will send out PSATS links.

Mr. Strelic asked if any Commissioners would be interested in a meeting with Borough staff to discuss a Joint Comprehensive Plan update. Mr. Hefner stated he would be available.

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 7:01 pm.

Respectfully submitted,

Michael Strelic
Township Manager