

Ligonier Township Planning Commission
Meeting Minutes
November 20, 2025

The regular meeting of the Ligonier Township Planning Commission was held Thursday, November 20, 2025 at 6:00 p.m. in the Municipal Building with Chairwoman Barbara Nalle presiding.

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

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

APPROVAL OF THE MINUTES

Thomas Naugle made a motion to accept the October 23, 2025 meeting minutes, seconded by Chris Hefner. Motion carried unanimously.

CORRESPONDENCE

none

COMMENTS FROM THE PUBLIC

Donald Gilbert: spoke about the former Lauglintown Garage and vehicle sales. Mr. Gilbert stated that auto service and sales are prohibited in the Village district, and cited examples of auto sales and service establishments in Village districts in Ligonier Township. Mr. Gilbert requested the Planning Commission add “sales” after “service” in the zoning code.

OLD BUSINESS

Zoning Ordinance solar farms review: Zoning Officer Rick Krouse explained the proposed modifications to the existing code. Sheila Grimm asked about setbacks from water sources. There was discussion about changing setbacks and minimum lot sizes, no decision was made to change from existing 100 feet and 35 acres. Mr. Knizner recommended adding a definition for “Viewshed” in regards to the proposed additional of a Viewshed Analysis.

A motion was made by Chris Hefner and seconded by Sheila Grimm to recommend the changes at D2, G3, addition to G9, addition to G13(c). Motion passed by a vote of 4-0-1, with Thomas Naugle abstaining.

NEW BUSINESS

Kirk Haldeman plan

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose is to put a new single family dwelling, and transfer some of the property to a neighboring property. No non-conformities are created. SEO has reviewed and signed off.

A motion was made by Michael McCalpin and seconded by Thomas Naugle to recommend the Kirk Haldeman plan to Supervisors. Motion carried unanimously.

Kenco zoning map amendment

Zoning Officer Rick Krouse explained the proposed change. The property owner owns property next to the parcels in question that are already zoned C-2. Joe Davis of Ross Surveying and Tracy Black of Kenco presented. Commercial already exists adjacent and across the street, the change would be an expansion along the commercial corridor.

A motion was made by Chris Hefner and seconded by Sheila Grimm to recommend the Kenco zoning map amendment to Supervisors. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

Donald Gilbert commented on his experience being approached by a solar company. Mr. Gilbert stated decommissioning costs in his proposed lease put the decommissioning requirements on the property owner.

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

Barbara Nalle commented on data centers. The Commission requested Township staff look into sample language to add to our zoning ordinance.

MOTION TO ADJOURN

A motion was made by Thomas Naugle and seconded by Sheila Grimm to adjourn the meeting. All of the Commission was in favor. The meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Michael Strelic
Township Manager