

Ligonier Township Planning Commission
Meeting Minutes
October 23, 2025

The regular meeting of the Ligonier Township Planning Commission was held Thursday, October 23, 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, Dan Weimer.

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

APPROVAL OF THE MINUTES

Chris Hefner made a motion to accept the September 25, 2025 meeting minutes, seconded by Thomas Naugle. Motion carried unanimously.

CORRESPONDENCE

none

COMMENTS FROM THE PUBLIC

none

OLD BUSINESS

None

NEW BUSINESS

Bowles-LVLC Plan

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose is to clean up lot lines in preparation for sale. No non-conformities are created. SEO has reviewed and signed off.

A motion was made by Chris Hefner and seconded by Thomas Naugle to recommend the Bowles-LVLC plan to Supervisors. Motion carried unanimously.

Kevin H. McVicker Plan 3

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose is to correct a structure that was built too close to lot lines. No nonconformities created, one fixed. SEO has reviewed and given his ok.

A motion was made by Thomas Naugle and seconded by Sheila Grimm to recommend the Kevin H. McVicker Plan #3 to Supervisors. Motion carried unanimously.

Maus Consolidation Plan

Zoning Officer Rick Krouse explained the proposed subdivision. The purpose of this subdivision is to combine properties to eliminate a lot line so an addition can be built on an existing home. No nonconformities are created. SEO has reviewed and given his ok. The bulk of the property is in a floodplain.

A motion was made by Michael McCalpin and seconded by Chris Hefner to recommend the Maus Consolidation plan to Supervisors. Motion carried unanimously.

Sporting Hill of PA Sewage Planning Module

Zoning Officer Rick Krouse explained the planning module. The DEP requires the Township sign off on this and state that it is in line with our zoning. The plan is in line with our zoning. The SEO has already signed the planning module.

A motion was made by Sheila Grimm and seconded by Michael McCalpin to authorize the chair to sign the Sporting Hill of PA sewage planning module. Motion carried unanimously.

Kirk Haldeman Sewage Planning Module

Zoning Officer Rick Krouse explained the planning module. The DEP requires the Township sign off on this and state that it is in line with our zoning ordinances. The plan is in line with our zoning. The SEO has already signed the planning module.

A motion was made by Chris Hefner and seconded by Sheila Grimm to authorize the chair to sign the Kirk Haldeman sewage planning module. Motion carried unanimously.

Zoning Ordinance solar farms review

Township Manager Michael Strelic explained what the Board of Supervisors asked for.

A motion was made by Supervisor Resenic and seconded by Supervisor Fraser to request suggestions from the Planning Commission regarding wording for a change to the Zoning Ordinance with regard to solar farms.

There was discussion about the possibility of adding a viewshed study as a requirement. A viewshed study may determine screening requirements. Discussion continued regarding other opportunities for improvement of the solar section of the zoning code.

No motions were made. The topic will be on the November agenda.

COMMENTS FROM THE PUBLIC

none

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

Sheila Grimm and Barb Nalle discussed touring the Township. Like previous half-day tours with Supervisor John Beaufort.

MOTION TO ADJOURN

A motion was made by Sheila Grimm and seconded by Thomas Naugle to adjourn the meeting. All of the Commission was in favor. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Michael Strelic
Township Manager