

October 28, 2025

The regular meeting of the Ligonier Township Supervisors was held Tuesday, October 28, 2025 at 4:30 p.m. in the Municipal Building with Chairman Erik Ross presiding.

Members Present: Erik Ross, John Beaufort, Dan Resenic, Stephanie Verna, and John Fraser.

Others Present: Township Manager Michael Strelac, Engineer Ben Faas, Solicitor Dan Hudock, Public Works Foreman Lance Griffith, Zoning/Code Enforcement Officer Rick Krouse, and Finance Officer Beverly Warfel.

COMMENTS FROM THE PUBLIC – Agenda Items

There were no comments from the Public.

COMMENTS FROM THE SUPERVISORS

There were no comments from the Supervisors.

APPROVAL OF THE MINUTES

A motion was made by Supervisor Fraser and seconded by Supervisor Resenic to approve the minutes of the October 14, 2025 meeting. The motion carried unanimously.

CORRESPONDENCE –

- a) PennDOT estimated 2026 Liquid Fuels allocation
- b) Westmoreland County Association of Township Supervisors re-org meeting
- c) Ligonier Valley Library Thank You

REPORTS:

MANAGER REPORT – Mr. Strelac noted the budget is not ready. It will be presented November 10th. Additionally, the Planning Commission is taking up the portion of the Zoning Code related to Solar Farms. He also spoke to the State and Federal Government's failure to pass a budget. It should not impact the day-to-day operations of the Township. Finally, several meetings for the month of November have been moved. These include the both supervisors meetings, which are now the 10th and 24th, the LVPD Commission meeting which will be November 10th, and the Planning Commission meeting which will be the third Thursday of November instead of the fourth.

ENGINEER REPORT – Mr. Faas shared that EADS has resubmitted the application for the Ramsey Road Bridge GP permits with some requested changes. Response or approval should be received in a couple of months. The Harvey Road Bridge project is ready to advertise. Time is short for the work to be completed. He requested Board Approval to advertise.

A motion was made to advertise the Harvey Road Bridge project was made by Supervisor Resenic and seconded by Supervisor Verna to move forward with advertising the Harvey Road Bridge project. The motion passed unanimously.

Mr. Faas continued his report with the Carey School Road project. This project is ready to be discussed with staff about moving forward with the scope of the project and drawings.

SOLICITOR REPORT – Mr. Hudock has been working on unfinished business from the previous meeting and some of the new business items slated for this evening's meeting. He has heard from the owners of 576 Old Lincoln Highway. The owners would like to convey the property to the Township. He proposed an Executive Session to discuss real estate.

STAFF REPORTS –

- a) Zoning / Code Enforcement – Mr. Krouse highlighted the court hearing for the Beard property which had occurred since the last meeting. He also indicated he has another Zoning Map amendment which will soon be presented. Plus, he gave feedback regarding the result of the change in the holding tank ordinance. Four people have completed all but inspection. It is rolling along well.
- b) Public Works – Mr. Griffith indicated that the new tractor, now in use, is much more fuel efficient than the old tractor. It is using about half the fuel as the old tractor per hour. It is a huge improvement. Asphaltting is completed. There is about a day and a half of work left on Hidden Valley Road. Finally, after a multi-year wait, the new 10-ton truck has arrived.
- c) Finance Officer – Mrs. Warfel stated that her report is in front of the supervisors and asked for any questions. She is working on creating a template to divide the annual budget by month, refining what she had already created for this year.
- d) Emergency Management Coordinator – Mr. McDowell indicated that the results of the detour for Fort Days are still pending.

TREASURER REPORT – Treasurer Verna presented the Treasurer's.

- a) Approval of bill pay lists
 - General Fund: \$ 185,558.53
 - Capital Fund: \$ 6,914.42

A motion was made by Supervisor Verna and seconded by Supervisor Resenic to approve the payment of bills. Motion carried unanimously.

UNFINISHED BUSINESS –

- a) Conditional Use: Becer property Principal Solar Energy System –

A motion to approve the draft for the Conditional Use permit prepared for the Becer property Principal Solar Energy System, based on the Findings of Fact and Conclusions of Law drafted by Mr. Hudock, was made by Supervisor Fraser and seconded by Supervisor Resenic. The motion carried unanimously.

A second motion was made to grant the Conditional Use Application submitted by SunVest Solar, LLC, to construct a Principal Solar Energy System as a Conditional Use, as described in the Findings and Facts and Conclusions of Law, was made by Supervisor Fraser and seconded by Supervisor Resenic. Motion carried unanimously.

- b) Resolution 2025-R-13 Comcast Cable Franchise Agreement – No action was taken. Held pending conversations with Cohen Law Group.

NEW BUSINESS -

- a) Operating Fund Transfer –

A motion was made by Supervisor Beaufort and seconded by Supervisor Verna to approve the transfer of \$185,275 from the General Fund Reserves to the General Fund Operating Checking. The motion carried unanimously.

- b) Commercial Bank Online Access –

A motion was made by Supervisor Verna and seconded by Supervisor Resenic to approve opening online access in view only mode at Commercial Bank for the Manager and Finance Officer. The motion carried unanimously.

- c) Bowles-LVLC Plan – The purpose of the plan is to clear up lot lines; No non-conformities are created; the SEO has reviewed and approved; the Planning Commission recommended approval.

A motion was made by Supervisor Verna and seconded by Supervisor Resenic to approve the Bowles-Ligonier Valley Learning Center subdivision plan. The motion carried unanimously.

- d) Kevin H. McVicker Plan 3 – The purpose of the plan is to correct lines around a structure. No non-conformities are created. This action resolves a non-conformity. The SEO and Planning Commission have approved.

A motion was made by Supervisor Beaufort and seconded by Supervisor Fraser to approve the Kevin McVicker Plan 3. The motion carried unanimously.

- e) Maus Consolidation Plan – The purpose of the plan is to combine properties to eliminate a lot line in order to build a home. No Non-conformities are created. The SEO and Planning Commission have approved.

A motion was made by Supervisor Verna and seconded by Supervisor Resenic to approve the Maus Consolidation Plan. The motion carried unanimously.

- f) Sporting Hill of PA Sewage Planning Module – The Sporting Hill of PA Sewage Planning Module is requesting signatures to show it abides by the Township Zoning Code.

A motion was made by Supervisor Resenic and seconded by Supervisor Beaufort to approve signing the Sporting Hill of PA Sewage Planning Module by Chairman Erik Ross. The motion passed with four votes. Supervisor Fraser abstaining, due to his association with the petitioners.

- g) Kirk Haldeman Sewage Planning Module – The Kirk Haldeman Sewage Planning Module is requesting signatures to show that it abides by the Township Zoning Code.

A motion was made by Supervisor Resenic and seconded by Supervisor Fraser to approve signing the Kirk Haldeman Sewage Planning Module by Chairman Erik Ross. The motion carried unanimously.

- h) Resolution 2025-R-15: Local Share Account Statewide Grant for dump/plow truck –

A motion was made by Supervisor Resenic and seconded by Supervisor Fraser to approve Resolution 2025-R-15. The motion carried unanimously.

- i) Westmoreland Conservation District Dirt & Gravel Grant for Swank Road –

A motion was made by Supervisor Resenic and seconded by Supervisor Fraser to approve applying for a Dirt & Gravel Grant for Swank Road. The motion carried unanimously.

- j) Take home vehicle policy – The Supervisors requested clarification and modification of the policy. No other action taken. Held over to the next meeting.
- k) School District Security – This was brought forward as a point of discussion. Supervisors Beaufort and Resenic will move forward to schedule discussion with the School District regarding its plans.

ADDITIONAL COMMENTS FROM THE PUBLIC – All other items

Lydia Hunter expressed that she had been unable to hear all the comments from the Board during the meeting. Supervisor Verna apologized for the Township and discussed the state of the system.

ADDITIONAL COMMENTS FROM THE SUPERVISOR

Supervisor Resenic commented regarding his desire to participate in the conversation with the School District regarding the Security since he sits on the Police Commission.

Supervisor Verna encouraged people to get educated on the candidates and get out and vote.

EXECUTIVE SESSION –

The Board entered into Executive Session at 5:30 p.m. to discuss real estate issues regarding 576 Old Lincoln Highway.

MOTION TO ADJOURN

A motion was made by Supervisor Fraser and seconded by Supervisor Resenic to adjourn the meeting. All of the board was in favor. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Beverly Warfel
Assistant Secretary/Finance Officer