

Ligonier Township Planning Commission
Meeting Minutes
August 28, 2025

The regular meeting of the Ligonier Township Planning Commission was held Thursday, August 28, 2025 at 6:00 p.m. in the Municipal Building with Chairwoman Barbara Nalle presiding.

Members Present: Barb Nalle, Chris Hefner, Michael McCalpin, Dan Weimer. Martin Knizer

Others Present: Zoning & Code Enforcement Officer Rick Krouse, Township Solicitor Dan Hudock, Township Engineer Ben Faas and William French with Sunvest LLC.

APPROVAL OF THE MINUTES

Dan Weimer made a motion to accept the May 22, 2025 meeting minutes, seconded by Chris Hefner. Motion carried unanimously.

COMMENTS FROM THE PUBLIC

Thomas A. Becer: Spoke in opposition of the solar project due to concern about glare, noise and decreased property values.

Jan Milburn: Had information regarding solar developments that she wanted to present to the commission and expressed the need to ensure all standards and regulation were followed if approval is given.

OLD BUSINESS

NEW BUSINESS

MDF Consolidation Plan

Zoning Officer Krouse explained the plan, it is the consolidation of four existing lots into one lot. No non-conformities are being created, the resulting lot is in-line with the townships ordinances and the townships SEO has reviewed and given approval.

A motion was made by Mike McCaplin and seconded by Chris Hefner to recommend the MDF Consolidation Plan to Supervisors. Motion carried unanimously.

Conditional Use: Becer property Principal Solar Energy System

Township Solicitor Hudock explained the conditional use consideration and process.

Bill French from Sunvest LLC conducted a presentation on the generalities of the project, some background on Sunvest LLC and the general process of producing solar energy.

Zoning Officer Krouse explained the timeline of process of considering the authorization of a conditional use.

Township Engineer Ben Faas gave some general comments on the conditional use application.

Various Commissioner had questions on subjects ranging from financial consideration, project company structure, benefit to the township and impact on electric prices.

A motion was made by Mike McCaplin and seconded by Chris Hefner to recommend approval to Supervisors. Motion carried by the following vote Chris Hefner, Mike McCaplin and Dan Weimer voted yes; Martin Knizer voted no and Barb Nalle abstained.

Letter of support: Ligonier Valley High School Pedestrian project

Zoning Officer Krouse commented on the purpose and content of the letter.

A motion was made by Chris Hefner and seconded by Mike McCaplin to approve the letter of support. Motion carried unanimously.

CORRESPONDENCE

- a) Loyalhanna Watershed re: Ligonier Solar Project

Township Engineer Ben Faas was ask to comment on the letter, he stated the concerns raised by the Loyalhanna Watershed Assoc., would be addressed during the Land Development process.

GENERAL CONCERNS/COMMENTS FROM COMMISSIONERS

Dan Weimer commented on the need for increased public participation.

Chris Hefner stated that it would be beneficial to have an additional section for public comment towards the end of the meeting for general concerns. There was a general agreement among the commissioners that this was a good idea.

MOTION TO ADJOURN

A motion was made by Mike McCaplin and seconded by Chris Hefner to adjourn the meeting. All of the Commission was in favor. The meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Rick Krouse
Zoning & Code Enforcement Officer