

October 10, 2011

A special meeting of the Ligonier Borough Council was held Monday, October 10, 2011 @ 6:45 PM in the town hall with President Dale Show presiding for the purpose of a Conditional Use Hearing for J. Russell McGregor.

Members Present: Dale Show, James McDonnell, Robert Bell, Sam Banales, Kim Shaffer and Tom Freeman. Absent was Robert Helterbran.

Others Present: Secretary-Treasurer Paul Fry, Mayor Ormond "Butch" Bellas, Engineer Ben Faas, Solicitor George Welty, and Fire Chief Paul Church and Mrs. Jaclyn McGregor (on behalf of her husband), Dr. Mark Graytok and Chick Cicconi.

- 1.) Russell McGregor to occupy the second floor of a building located at 412 West Main Street (Tax Map #16-01-11-00-0061) in Ligonier Borough for a Law Office in the Village Residential District.

The Conditional Use Hearing was presided by Solicitor George Welty. The Hearing was filed by Dr. Mark Graytok of 412 West Main Street for Russell McGregor to occupy the second floor of the building for a law office.

Secretary-Treasurer Paul Fry stated that he has received the proof of publications for the legal notice. The hearing has been advertized correctly.

Mrs. McGregor and Chick Cicconi were sworn in. Mrs. Reported that she occasionally works in the office for her husband. The office generally has one to two people present at any given time. There would be one to two clients per week that would actually come to the office. Mr. McGregor practices general business contract law but most of it is done via computers/internet. Two part-time employees work for Mr. McGregor.

Mrs. McGregor feels there would be adequate parking for their needs.

Dr. Mark Graytok was sworn in. Dr. Graytok testified that Mr. McGregor would be using the second floor for a law office. Dr. Graytok expressed that he feels there would be adequate parking with the lot in back at present which holds approximately 8 vehicles.

Zoning Officer Chick Cicconi reported that he has reviewed the application and testified that it in compliance with the requirements under the ordinance. Mr. Cicconi further stated that the application was taken to the Planning Commission at its last meeting. The Planning Commission recommended a favorable approval to Council.

Dr Graytok stated that the square footage was roughly 1650 sq. feet 825 sq. foot per floor.

MOTION TO APPROVE

A motion was made by Tom Freeman and seconded by Kim Shaffer to approve the application. All were in favor.

Solicitor Welty stated that the motion concludes the hearing.

MOTION TO ADJOURN

President Show adjourned the Conditional Use Hearing @7:03 PM.

Respectfully submitted,
Paul A Fry
Secretary-Treasurer
Office Manager

