

September 8, 2016

A special meeting of the Ligonier Borough Council was held Thursday, September 8, 2016 @ 6:30 PM in the Town Hall with James McDonnell presiding. The purpose of the meeting was to hold a **Conditional Use Hearing for Mark A Markosky** to occupy the office building located at 223 East Main Street for Mixed Residential / Non-Residential use in the C-2 District.

Members present: James McDonnell, Gus Breegle, Chick Cicconi, Judy Hoffer, Matt Smith, Pat Scanlon, and Terry Murphy.

Others present: Secretary-Treasurer Paul Fry, Engineer Ben Faas, Solicitor George Welty, & Zoning Officer Rick Schwab. Absent was Mayor Ormond "Butch" Bellas.

- 1.) The Council of the Borough of Ligonier will hold a public hearing at the Ligonier Town Hall, 120 East Main Street, Ligonier, Pennsylvania 15658, at 6:30 PM on Thursday, September 8, 2016 to consider and take action on the application for conditional use filed by the following:
Mark A Markosky of 578 Kissell Springs Road, to occupy the office building located at 223 East Main Street (Tax Map #16-01-16-0-086) in Ligonier Borough for Mixed Residential / Non-Residential use in the C-2 District.

The Conditional Use Hearing was conducted by Solicitor George Welty. Secretary-Treasurer Paul Fry confirmed that he has received the proof of publication for the hearing.

Joyce and Mark Markosky as well as Zoning Officer Rick Schwab were sworn in for testimony.

Mark Markosky explained to Council the existing building has been previously used by Markosky Engineering Group as offices. Prior to this it was mixed use with apartments on the top and bottom floor with offices on middle floor. Markosky has since built an office in the Ligonier Township and have moved their employees and operations there. Markosky's still retain ownership of the building at 223. Markosky explained that they run an apartment downstairs with a penthouse apartment that is available for rent. Markosky's application for conditional use is requesting the ability to also do short term rental in some of the rooms. Markosky's are planning to still use part of the building as office space for Markosky Engineering. They are also planning to rent the residential apartments long term with the flexibility of doing short term rentals as well.

Solicitor Welty asked Mark Markosky to explain the parking at 223 Main Street.

Markosky stated that they currently have the ability to park two vehicles in the driveway. There is also a lot that extends down to the adjacent alley where nine spaces can be provided. With a little bit of improvement 15 spaces can be obtained in the lot.

President McDonnell asked what the occupancy of the building would be if all spaces were to be utilized.

Markosky felt they would be covered amply with parking.

Zoning Officer Rick Schwab was asked to testify.

Solicitor Welty asked Schwab if he reviewed the application for Conditional Use and have found everything to be in order.

Schwab stated that he had.

After questioning, Zoning Officer Rick Schwab stated that he is recommending approval of the Conditional Use.

Solicitor Welty stated that the Planning Committee has given approval as well.

Councilman Terry Murphy questioned if the building was up to regulations as far as fire protection.

It was noted that the building has adequate fire extinguishers in all areas and evacuation plans with meeting spots are posted. The building also has illuminated EXIT signs as well and smoke alarms that are interconnected throughout the building.

A motion was made by Chick Cicconi and seconded by Pat Scanlon to approve the application from Markosky's Engineering. All of Council was in favor.

The motion concluded the Conditional Use Hearing.

Respectfully submitted,

Paul A Fry
Secretary-Treasurer
Office Manager