

June 12, 2025

A special meeting of the Ligonier Borough Council was held Thursday, June 12, 2025 at 6:45pm in the Town Hall with Vice President Mariah Fisher presiding in the absence of President Matt Smith. The purpose of the meeting was to consider a **subdivision application on property owned by Daniel Burt.**

Members Present: Mariah Fisher, Judy Hoffer, Carol Barton, Karen Lynn, Jordan Frei, John Poznick. Absent was Matt Smith and JR Council Emma Betz.

Others Present: Secretary-Treasurer Jan Shaw, Street Supervisor Ron Ross, Mayor Ormond “Butch” Bellas, Engineer Jason Mash, Solicitor Mark Sorice, Ligonier Hose Co. #1 Phil Fleming.

Solicitor Sorice conducted the special meeting held to consider the subdivision application of property owned by **Daniel Burt at 118 E Loyalhanna Street / 119 E Cherry Alley located in the C1 Diamond Commercial District and having tax map# 16-01-15-0-176.**

Sorice noted that the Ligonier Borough Planning Commission held a meeting May 27, 2025 and recognized the non-conformity of the subject property. The property had been used for residential purposes and the Burt’s hope to sub-divide so that one of the houses used as a residence may be able to be sold. As far as the restriction within the Borough ordinance; technically you have two single family dwellings within one particular lot. Therefore, sub-dividing would give this particular option to the Mr. Burt.

Sorice explained that the non-conformity existed prior to the enacted Ligonier Borough Zoning Ordinance. Council therefore has the option to either accept the recommendation of the Ligonier Borough Planning Commission or reject.

Vice President Mariah Fisher questioned if it is the recommendation of the Planning Commission to allow the non-conformity. Sorice stated that it was mentioned that a formal certificate of non-conformity should be placed in the file for future need.

A motion was made by Judy Hoffer and seconded by Jordan Frei to approve the sub-division application from Daniel Burt. The motion carried with all in favor.

The motion concluded the special meeting.

Respectfully submitted,

Janette Shaw
Secretary-Treasurer