

November 13, 2012

A special meeting of the Ligonier Borough Council was called Tuesday, November 13, 2012 @ 7PM in the Ligonier Town Hall to hold a Conditional Use Hearing for Alexandria D. Klochak.

Members present: Robert Helterbran, James McDonnell, Robert Bell, Judy Hoffer, Sam St. Clair, Kim Shaffer.
Absent was Tom Freeman.

Others present: Secretary-Treasurer Paul Fry, Solicitor George Welty.

Request by Alexandria D. Klochak to occupy a building located at 108 N. Fairfield Street (Tax Map #16-01-15-00-0147) in Ligonier Borough with the addition of dog grooming to the current retail pet store occupancy.

Solicitor George Welty conducted the Conditional Use Hearing.

All those testifying were sworn in by court reporter Bonnie Bell.

Solicitor Welty confirmed that the proof of publication was received for the Hearing.

Solicitor Welty also confirmed that a motion was made at hearing last Thursday night to continue the hearing to 7PM this evening.

Solicitor Welty reported that the application received was for a Conditional Use in the C-1 District for Tax Map #16-01-15-00-0147.

The project is described to be a pet boutique and grooming. The present plan use is a retail consignment shop. The first floor of the property is used for Sandy Paws Grooming; a self serve dog wash and pet boutique. The second floor is for an Animal Relief Fund Inc. Philanthropy Shop. Both the first and second floors will be occupied commercially according to the application.

New signs are being proposed.

Zoning Officer Chick Cicconi stated that he received the application from Ms. Klochak on October 15, 2012. Cicconi testified also that Ms. Klochak attended the borough's Planning Commission meeting held October 22, 2012 to present her application to add pet grooming to her permitted pet retail store. It was noted that a Conditional Use Hearing was not necessary for the retail part of the store. Chick Cicconi stated that pet grooming is included in the definition of personal services in the Ligonier Zoning Ordinance and permitted under a conditional use.

Chick Cicconi further testified that the Planning Commission made a motion to recommend Ligonier Borough Council to approve the application.

Chick Cicconi confirmed that all zoning requirements have been met.

Councilman James McDonnell asked if there was a connection between the applicant and the animal relief fund.

Ms. Klochak stated that she was the founder of the non-profit organization established in 1999.

Councilman Robert Helterbran questioned the parking requirements.

Zoning Officer Chick Cicconi explained that under the 2010 Ordinance the parking requirement for retail in the Diamond area is one car space per each 200 sq. feet above 2000 in the building.

Alexandria Klochak testified that she resides at 1684 Route 30 in Ligonier. Klochak explained that she originally at first moved her mobile pet grooming business back here from NJ. Klochak stated that the business has been in great demand to the point that she cannot keep up with it so she has decided to expand and open the land shop as well. The details of the shop will include a grooming station plus a self serve dog wash. Tub, towels, dryer are provided from around \$12-\$18 depending on the size of the dog. Grooming will also be available by a professional. The downstairs will be pet products, such as grooming supplies, shampoos, rescue t-shirts, toys etc. The Philanthropy shop is somewhat intertwined with artisans, craftsman and vendors who have paid a small rental fee to come into the shop which starts the "fund". The philanthropy rent from the vendors and artisans as well as 10% of their goods that they sell goes into the "fund" to help people with their pets.

Klochak states that she plans to begin educational pet grooming, CPR & first aid seminars bi-weekly for a few dollars donation to the philanthropy cause.

Klochak stated that she expects to have 4-5 employees working in the shop.

MOTION TO APPROVE

A motion was made by Kim Shaffer and seconded by James McDonnell to approve the application of Alexandria D. Klochak. All of Council was in favor.

MOTION TO ADJOURN

A motion was made by Kim Shaffer and seconded by Robert Bell to adjourn. All were in favor. Council adjourned the meeting at 7:25 PM.

Respectfully submitted,

Paul A Fry
Secretary-Treasurer
Office Manager