

April 12, 2018

A special meeting of the Ligonier Borough Council was held Thursday, April 12, 2018 at 6:30 PM in the Town Hall. The purpose of the meeting was to hold a **Conditional Use Hearing** filed by **Theresa and Scott Salancy** to occupy a building located at 110 South Fairfield Street.

Members Present: Sam St. Clair, Matt Smith, James McDonnell, Mariah Fisher, Judy Hoffer, Jeff Craig, and Terry Murphy.

Others Present: Secretary-Treasurer Paul Fry, Mayor Ormond "Butch" Bellas, Solicitor George Welty, and Zoning Officer Rick Schwab.

Ligonier Borough Council will consider and take action on the application for Conditional Use filed by Theresa and Scott Salancy to occupy a building located at 110 South Fairfield Street Tax Map #16-01-15-0-254 in the Ligonier Borough for "Mixed Use Residential / Non Residential" in the C-1 District.

Solicitor Welty conducted the hearing and noted that the property was most recently used as a dental office. The proposed use is for a mixed use with residential and non-residential. The corner lot size is 4500 square foot.

Secretary-Treasurer Paul Fry reported that he has received proof of publication notice and that everything is in order.

Fry also received a letter from the Planning Commission of Ligonier Borough recommending approval.

Theresa Salancy along with Zoning Officer Rick Schwab were sworn in.

Theresa Salancy explained that the plan is to be residential upstairs with a small scale retail on the first floor. Salancy described the restoration completed and her plan to establish use of the property for retail sale with small vendors / crafts. Parking is provided with 3 spots in back and 2 cars may fit on the cobblestone drive as well.

Councilman James McDonnell asked if there was a sprinkler system in the building.

Solicitor Welty answered that the Salancy's would have to comply with the building code.

Zoning Officer Rick Schwab took the stand and recommended that the request for residential use on the second floor and non-residential use on the first floor be approved as it was approved for the Markosky property on East Main Street for the same.

Councilman Terry Murphy asked Theresa Salancy if she planned on having vendors inside and outside as well. Salancy responded that it was her plan to have vendors inside as well as outside on the porch area and the grassy area between the building and the Tavern when weather permits.

Solicitor Welty explained that the outside sales would not likely be permitted in accordance with the zoning ordinance. Therefore Council may put restrictions on the permitted use.

Solicitor Welty went over the criteria needed for Council approval for Conditional Use.

A motion was made by James McDonnell and seconded by Judy Hoffer to approve the request but limited to indoor areas. The motion carried with all of Council in favor.

The motion concludes the Conditional Use Hearing.