

April 9, 2015

A special meeting of the Ligonier Borough Council was held Thursday, April 9, 2015 @ 6:30 PM in the Town Hall. The purpose of the meeting was to hold a Conditional Use Hearing for the Valley School of Ligonier for the construction of 3390 sq. foot bituminous & concrete parking area accessed from Ford Alley.

Members Present: Robert Helterbran, James McDonnell, Margaret Garland, Judy Hoffer, Matt Smith, Pat Scanlon, & Mike Bieterman.

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

Ligonier Borough Council will consider and take action on the application for conditional use filed by the Valley School of Ligonier to construct a 3,390 square foot bituminous parking area at the Ford Alley side of the property at 114 South Market Street in Ligonier Borough (Tax Map Number 16-01-15-0-173)

The Conditional Use hearing was conducted by Ligonier Borough Solicitor George Welty. Paul Fry, Secretary-Treasurer confirmed that the hearing has been properly advertised and that he has the proof of publication in hand.

Real Estate representative for Valley School of Ligonier Tony Ferry along with applicant Engineer Mr. Timothy Fyock were both present to give testimony at the hearing.

All who were giving testimony were sworn in.

Timothy Fyock of Benchmark Engineering explained to Council the plans for the parking lot. The 8 car lot will be utilized by Valley School tenants of the building at 114 S. Market Street as well as a tenant of Valley School of Ligonier at Mellon Bank building. Benchmark has prepared the storm water drain plans and they have been approved. Plans and calculations were also been issued to Borough Engineer Ben Faas.

It was noted by Borough Engineers that the proposed parking lot is consistent with the Ligonier Borough's Land Development, Stormwater and Zoning Ordinances. Approval is recommended.

Resident John Johnston of 112 East Loyalhanna was sworn in for testimony. Johnston's property borders Ford Alley. Johnston was concerned about the water draining into the storm sewer. Johnston stated that during storms there is a lot of water coming down Ford Alley. Sometimes on a heavy rain 2-3 inches of water run. Johnston questioned if the storm sewer will be capable of handling all of the flow.

Tony Ferry replied that the amount of water coming off the property would be reduced by the storm water retention facilities in the proposed parking lot. Also an additional storm water inlet on the alley will be installed to help collect some of the water mentioned. The parking lot will not significantly change the amount of water that comes off existing facilities nearby.

Council Judy Hoffer questioned the curbing of the parking lot and water flow.

It was answered that any water running would have to go over the curb to get anywhere as to what it is now running over bare soil.

Zoning Officer Rick Schwab stated that all fees have been paid as well as a signed application.

Engineer Ben Faas read EADS letter stating recommendation of approval of proposed project.

MOTION TO APPROVE / DECLINE

A motion was made by Matt Smith and seconded by Margaret Garland to approve the application and permit the proposed parking lot. The motion carried 4-3 with Mike Bieterman, James McDonnell and Judy Hoffer opposing.

The motion concludes the Conditional Use Hearing.