

August 11, 2011

A special meeting of the Ligonier Borough Council was held Thursday, August 11, 2011 @ 6:45 PM in the Town Hall for the purposes of a Conditional Use Hearing for American Homes. Dale Show presided over the meeting.

Members Present: Dale Show, James McDonnell, Kim Shaffer, Robert Helterbran, Robert Bell, Sam Banales. Absent was Tom Freeman.

Others Present: Secretary-Treasurer Paul Fry, Mayor Ormond "Butch" Bellas, Engineer Ben Faas, Solicitor George Welty, Ligonier Hose Co. #1 Representative Rick Shepler and Jonathon Hoppe and Doug Wade of American Homes.

- 1.) American Home Specialists to occupy the office located at 138 Rear W. Main Street Tax Map # 16-1-15-146 in Ligonier Borough and zoned C1 to establish an administration office.

Solicitor Welty confirmed that the public hearing of the Ligonier Borough Council has been properly advertised to consider and take action for Conditional Use for the above application.

After being sworn in, Jonathan Hoppe gave a brief explanation of his intention for the Conditional Use Application.

Mr. Hoppe explained to Council that he is a contractor that specializes in restoration work. The purpose of the office at said location is for administrative and possibly telemarketing. Ten people will be present and working in the office using both floors of the building. The employees will be parking in the Municipal Lot with one off-street parking place. Hours of operation would be 10-6PM.

Zoning Officer Chick Cicconi stated that the application confirmed the use of the building was for administrative office in the C1 District. The application notes the building was formerly a retail frame shop & the proposed use is for an office and further states that the 1<sup>st</sup> floor will be used commercially.

Solicitor Welty noted that Mr. Hoppe just reported that his employees will be using both floors. The Planning Commission was under the understanding that the American Home Specialists would use only the first floor for administration. The Planning Commission was also under the impression that only one employee at a desk would be present.

Mr. Cicconi stated that he just recently found out that American Home Specialists plans have changed somewhat after their application was presented before the Planning Commission. The Ligonier office would now be used as a training center with some evening sales meetings held upstairs.

Councilwoman Kim Shaffer stated that since Council acts on recommendation of Planning Commission and plans have changed since the presentation to them; there is no point in continuing the public hearing this evening.

Further discussion ensued regarding the application and the use of the building.

A motion was made by Kim Shaffer and seconded by Robert Bell to deny the application. All were in favor.

Solicitor George Welty stated that the motion concludes the special meeting tonight.

Respectfully submitted,

Paul A Fry  
Secretary-Treasurer  
Office Manager