

**Ligonier Common Council Meeting
Monday, January 8, 2024 · Ligonier City Hall
301 South Cavin Street · Ligonier, IN – 7:00 pm**

Pledge of Allegiance to the Flag

Call to order by Mayor Earle Franklin

Roll Call

Present: Council Members Brian Hite, Doretta Wiegand, Matt Kreager, and David Cisney

Mayor Earle Franklin and Clerk Treasurer Barb Hawn

Absent: Council Member Chris Fought and City Attorney Jack Birch

Minutes from previous meeting of December 11, 2023

Motion to approve: David Cisney

Second: Matt Kreager

Vote: All Ayes

Citizens Comments

Name & Address: Amy, 505 North Cavin Street, Ligonier

Amy addressed the council to let them know she and the group with her are opposed to a Family Express at Mercer and Cavin Streets. They feel there is no need for an additional gas station/convenience store/car wash in their neighborhood. They feel the values of their homes will go down, there will be noise throughout the night, and other various reasons. She stated that depending on the outcome of tonight, they may be utilizing an attorney.

Mayor Franklin stated that an ordinance for rezoning of the property would be coming up later in the meeting.

New Business

Election of President Pro Tempore

Motion to nominate Chris Fought as the President Pro Tempore of the Council: Matt Kreager

Second: David Cisney

Vote: All Ayes

Jenna Anderson, Thrive by Five – Childcare Initiative

Jenna Anderson, Early Childhood Coalition Director of Thrive by Five gave a presentation on a Childcare Initiative she is currently working on in conjunction with city officials and other members of the community. She asked the City Council to consider being the applicant for an OCRA Public Facilities Grant in 2024.

Motion to approve: Brian Hite

Second: Doretta Wiegand

Vote: All Ayes

Jenna Anderson, Noble County Community Foundation

On behalf of staff members of the Noble County Community Foundation, Jenna Anderson made a request to use the bays at the old fire station for a garage sale on April 20, 2024.

Motion to approve: Matt Kreager

Second: David Cisney

Vote: All Ayes

Ordinance 1002-2024 (Removing Garage Sales from Zoning Code)

In September 2023, the Plan Commission made a favorable recommendation to remove Garage Sales from the City Zoning Code. Ordinance 1002-2024 was presented to make the recommended change.

Motion to pass Ordinance 1002-2024 on the first reading: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to suspend the rules: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to pass Ordinance 1002-2024 on the second reading: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to pass Ordinance 1002-2024 on the third and final reading: Matt Kreager

Second: David Cisney

Vote: All Ayes

Ordinance 1003-2024 (Zoning Map Change – Lincolnway South)

In November 2022, the Plan Commission made a favorable recommendation for a zoning change for property on Lincolnway South. Due to oversight, the ordinance was not prepared at the time. Ordinance 1003-2024 was presented to make the recommended change.

Motion to pass Ordinance 1003-2024 on the first reading: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to suspend the rules: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to pass Ordinance 1003-2024 on the second reading: Matt Kreager

Second: David Cisney

Vote: All Ayes

Motion to pass Ordinance 1003-2024 on the third and final reading: Matt Kreager
Second: David Cisney ***Vote: All Ayes***

Ordinance 1004-2024 (Zoning Map Change – Triple C)

In September 2023, the Plan Commission made a favorable recommendation for a zoning change for property on Lincolnway South. Due to oversight, the ordinance was not prepared at the time. Ordinance 1004-2024 was presented to make the recommended change.

Motion to pass Ordinance 1004-2024 on the first reading: Matt Kreager
Second: David Cisney **Vote: All Ayes**

Motion to suspend the rules: Matt Kreager
Second: David Cisney **Vote: All Ayes**

Motion to pass Ordinance 1004-2024 on the second reading: Matt Kreager
Second: David Cisney ***Vote: All Ayes***

Motion to pass Ordinance 1004-2024 on the third and final reading: Matt Kreager
Second: David Cisney ***Vote: All Ayes***

Ordinance 1005-2024 (Zoning Map Change – Cavin and Mercer Streets)

On January 2, 2024, the Plan Commission made a favorable recommendation for a zoning change for property on Lincolnway South. Ordinance 1005-2024 was prepared and presented to make the recommended change.

Steve Snyder, Attorney representing Family Express, addressed the council. His client has contracted to purchase the property owned by BRC which includes a vacant building from 1906 along with the adjacent real estate. Their plan is to build a Gas Station/Restaurant/Convenience Store/Car Wash/Pet Wash. He believes that years ago when the property was zoned to R2, they did not take into consideration that it was historically used for general business. He feels the Plan Commission's favorable recommendation to rezone the property from R2 to General business suggests the logical extension of Ligonier's business district along SR5. He assured the residents that the property will be properly developed without the issues the neighbors are concerned with and cited specific data gathered from other locations of Family Express. Family Express is open to discussion of a six foot maintenance free vinyl fence on the north and east sides of the property.

Further discussion led to the following:

Motion to pass Ordinance 1005-2024 on the first reading: Brian Hite
Second: David Cisney **Vote: All Ayes**

Motion to suspend the rules: Brian Hite
Second: David Cisney **Vote: All Ayes**

Motion to pass Ordinance 1005-2024 on the second reading: Brian Hite
Second: David Cisney **Vote: All Ayes**

Motion to pass Ordinance 1005-2024 on the third and final reading: Brian Hite
Second: David Cisney **Vote: All Ayes**

Claim Registers – APV # 69691-69860

Motion to approve: David Cisney Second: Doretta Wiegand Vote: All Ayes

Comments by Members of Council and Administration

Street Superintendent Mike Burdette

- The trucks are ready for the expected snowstorm tonight.

Public Safety Director/Police Chief Bryan Shearer

- We will have onsite accreditation of the police department on January 16 and 17 which should be the final stage of the accreditation process. We should be fully accredited by end of January.

Water Superintendent Jeff Boyle

- The accumulators are installed, and they will be here on January 22-23 to do the final hook up. This will allow automated hourly reading of all of the meters in the city and notifications when there is high volume. Training will be scheduled for the additional services in the Neptune software.

Park Director John Parrish

- Busy getting quotes for repairs and upgrades in the Parks.

Council Member Matt Kreager

- Appreciate the opportunity for the training in Fort Wayne.

Council Member Brian Hite

- Appreciate the opportunity to serve with everyone on the council and the departments.

Council Member David Cisney

- Echo the other members

Clerk-Treasurer Barb Hawn

- The 1782 Notice for 2024 was received. Our budget dollars were approved, and the rates were lowered due to higher assessed valuation.
- We will hold our Comprehensive Financial Plan/Capital meeting with Ross Hagen from Baker Tilly on January 25 at 10:00 am.

Mayor Earle Franklin

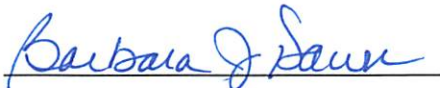
- Mayor Franklin presented Gary Cox with his 35 Years of Service Award.

Adjournment

Motion to adjourn: David Cisney

Second: Doretta Wiegand

Vote: All Ayes



Barbara Hawn, Clerk Treasurer



Earle Franklin, Mayor