

Ligonier Plan Commission May 6, 2025 Meeting Minutes

The Ligonier Plan Commission held a scheduled meeting on Tuesday, May 6, 2025 at 7:00 pm at the Ligonier City Hall.

Public Hearing: Minor Subdivision request – Replat of Lot 5 in Rochester Acres

Scott Zeigler of Hand to Plow Surveying representing property owners Daniel and Ruby Yoder, presented information regarding the proposed subdivision replat of existing Lot 5 subdividing 2 acres from the existing 17.5-acre plat. Access to the new plat would be obtained from Tinkham Lane. Proper notification was sent to adjacent property owners. Duffy and Carolyn Huff of lot 300 north of Tinkham Drive were present to object to the proposed subdivision citing a former covenant agreement restricting lot modifications unless approved by a unanimous vote of the Rochester Acres housing development. Copies of the said covenant terms were issued to the Planning Commission board for review. The public hearing was closed at 7:18 pm

Brian Hite, Board President called the meeting to order at 7:00 pm.

Members Present: Brian Hite, Kathy Meroney, Matt Kreager, Dennis Butler, Michael Shearer, Everett Newman, Elroy Mast, Chris Fought, Tim Ringle

Members absent:

Others Present: Earle Franklin

➤ Roll Call: Sign in

➤ Discussion of minutes and minutes approval from March 4, 2025

A motion was made by Chris to approve the minutes from the March 4, 2025 meeting. The motion was seconded by Michael. Motion approved unanimously.

➤ New Business – Minor Subdivision request – Lot 5 in Rochester Acres

A motion was made by Tim Ringle to table the proposed subdivision until the next scheduled meeting to enable all parties to review the Rochester Acres covenant documents under legal council advisement. Motion was seconded by Kathy Meroney. Motion approved unanimously.

➤ **Unfinished Business** – Updated zoning ordinance to reflect the updated Comprehensive Plan. Elroy Mast requested ordinance regulations for food truck services and operations. Chris Fought stated that an ordinance was supposed to be drafted by the City Council in 2021 but couldn't find any record of final approval or ratification. Elroy will draft proposed ordinance regulations for review at the next meeting. Elroy also submitted proposed updated Building Permit fees. The board also discussed the possibility of some additional items to require permits. Elroy will update a final draft of the listing and fees for the next meeting.

➤ Other Business – None

➤ Elroy Mast – No comments

➤ **Next Meeting** – The next regularly scheduled meeting will be held Tuesday, July 1, 2025 at 7:00 pm, at City Hall.

➤ Adjournment

Motion was made by Michael Shearer to adjourn the meeting and seconded by Kathy Meroney. Motion Approved.

Respectfully submitted by Matt Kreager, Secretary