

Public Hearing on Wellsboro Zoning Ordinance
and Wellsboro Borough Council Meeting Minutes
June 4, 2018

The Public Hearing on the Wellsboro Zoning Ordinance Update began at 6:00 p.m. in the Council Meeting Room of the Borough Office at 14 Crafton Street.

Rick Truscello, consultant for EADS Group, gave an existing Zoning Ordinance overview and described the proposed changes/updates in the map and ordinance. He described the formal steps the Planning Commission and Borough Council have taken over the last 18 months to update the existing ordinance.

The proposed ordinance addresses new types of commercial activities, includes missing or vague definitions, updates sign regulations, coordinates regulations on fences, oil/gas drilling/processing, food trucks, and short-term rentals. It also includes an Historic Overlay District and a Steep Slope Overlay District and reclassification of uses in the respective districts. There is a small parcel on Charleston Street that has been reclassified to Highway Commercial, and some minor corrections to the mapping that were missing from the prior Zoning Map, and the southern boundary was realigned.

The proposed ordinance also reclassifies uses other than Permitted Uses as Conditional Uses, reviewable by the Council.

A fence ordinance was incorporated into the update, establishing side and rear setbacks at 2 feet like in the existing ordinance.

Angela Hatch of 16 Pearl Street requested an unmetered handicapped space near her apartment. The Public Meeting wrapped up at 6:45.

Council President Mike Hummel called the regular meeting to order at 6:49 p.m. and the Pledge of Allegiance was recited.

Attending were Mayor John E. Wheeler, Councilors Mike Hummel, Mike Wood, John Sticklin, Matt DeCamp, and Dr. Bill Yacovissi, Borough Manager Scot F. Boyce, Jr., Chief Jim Bodine and Secretary/Treasurer Susan L. Keck.

VISITORS - Natalie Kennedy from the Wellsboro Gazette, Jim and Darla Oberdorf, Angela Hatch.

MINUTES: Minutes for the May 14, 2018 Council meeting were approved by motion of Councilor Sticklin, seconded by Councilor Wood, and carried.

Public Comments on Agenda Items-None

HARB:

Councilor Sticklin made a motion to approve the request by John Albrecht to install steps at 23 West Avenue, contingent on HARB approval. Councilor Wood seconded the motion and it carried.

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Councilor Sticklin made a motion to approve a request by the Pennsylvania College of Technology to install a new lobby and elevator at 22 Walnut Street, as per presented plans, contingent on HARB approval. Councilor Wood seconded the motion and it carried.

Councilor DeCamp made a motion to approve a request by Joshua Kreider for demolition of the existing NAPA building and removal of the blacktop at 15 East Avenue. He will install gravel, contingent on HARB approval. Councilor Yacovissi seconded the motion and it carried.

Councilor Wood made a motion to approve a request by the First Baptist Church to replace a window with an emergency exit door; the 3rd window from the Fire Department side facing Pearl Street; contingent on HARB approval. Councilor Sticklin seconded the motion and it carried.

Committee Reports:

General Government, Administration, Buildings, Personnel

Councilor Yacovissi made a motion to ratify and approve accounts payable for all accounts. Councilor Wood seconded the motion and it carried.

Councilor Yacovissi made a motion to approve the Treasurers Report for April, 2018. Councilor Sticklin seconded the motion and it carried.

Councilor Yacovissi made a motion to approve the Eccher Subdivision on Fischler Street. Councilor DeCamp seconded the motion and it carried.

Councilor Yacovissi made a motion to lock in natural gas pricing for 24 months (September 2018 to August 2020) at a rate of \$4.17 per dth. The current contract price is \$4.23 per dth. Councilor Sticklin seconded the motion and it carried.

The Wellsboro Zoning Hearing Board will meet at 5pm on June 13th at the Borough Council Room to hear the application of Fred and Lela Wood for a Special Exception to operate a Bed and Breakfast at 3 Bacon Street.

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Councilor Yacovissi made a motion to adopt Ordinance # 688 updating the Wellsboro Zoning Ordinance. A second was made by Councilor Sticklin. The motion was tabled by motion of Councilor DeCamp and seconded by Councilor Yacovissi.

Councilor Wood made a motion to adopt Ordinance # 688 with one change: to establish the side and rear property line setbacks for fencing to two feet. This motion was seconded by Councilor Yacovissi and carried with Councilor Sticklin voting nay. Councilor Wood made a motion to ask the Parking Authority to look into a parking exception for the Central Business District. Councilor Sticklin seconded the motion and it carried.

Safety, Police, Fire, Protective Inspections, Codes, EMA

Mayor's Report

Police Report Officer Bostwick is fully uniformed and doing well. This is a very active month with STPR and now the department is gearing up for the Laurel Festival.

Public Works, Solid Waste, Highways, Parking, Water, Sewer

Councilor Wood made a motion to approve a request from the Green Free Library for the Borough to donate public works crew and equipment time to remove the sidewalk leading up to the building from the public sidewalk. Councilor Sticklin seconded the motion and it carried.

Parks & Recreation, Trees, Beautification, Senior Center

Packer Park Pool will open June 6th. The hours of operation will be Monday - Friday 1-7pm and 1-6pm on Saturday and Sunday.

Employee Benefits, Negotiations, Insurance, Safety, Training

The Borough is accepting applications for seasonal help in the Parks and Recreation department. The position works up to 30 hours a week with required rotating weekends. Applicants must hold a valid PA driver's license. Applications are available at the Borough office or can be downloaded from the Borough's website.

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Other Business

Public Comments- Angela Hatch requested a handicapped unmetered parking spot near her apartment above Pearl Street shops. This was referred to the Parking Authority.

The Oberdorf's thanked Council, the Police Department and the Borough Manager for their assistance.

Adjourned at 6:55 p.m.

Minutes respectfully submitted by _____


Susan L. Keck