

**Wellsboro Planning Commission Meeting
Minutes of January 22, 2018**

A meeting of the Wellsboro Planning Commission was held on January 22, 2018 at 5:30 p.m. in the Council meeting room at 14 Crafton Street for the purpose of reviewing a Zoning District change.

Present were Planning Commission Members: Daryl Stratton, Bill Yacovissi, and Lou Prevost, Borough Manager Scot F. Boyce, Jr., and Borough Secretary/Treasurer Susan L. Keck. Chairman Ron Comstock was on speaker phone.

Also attending were Council Member John Sticklin, Attorney Chris Lantz, Realtor Cathy Shumway, Dr. John Eaton, County Planner Kerry Miller, Council Member Terry Bryant, Council Member Mike Wood, Charlene Williams, Simon Shaw, and Kristine Shaw.

Bill Yacovissi called the meeting to order at 5:30 p.m. and the pledge of allegiance was recited.

1. Proposed: A change in the Central Business Zoning District to allow Animal Hospital as a Conditional Land Use able to be approved by Borough Council.

Lou Prevost asked whether an animal hospital would create any nuisance noise, like dogs barking, or any other neighborhood issues, and to what degree.

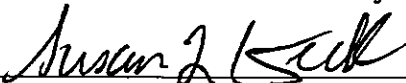
Veterinarian Christine Shaw responded: "There would be no outside dog runs: It would be a hospital setting where the dogs would be walked one or two times per day, and the dogs would be cleaned up after. There would be a 6' solid fenced area near the creek where this would occur.

Dr. Eaton noted the surroundings: The County building, parking lots and the creek with the telephone company parking lot and building; this is not a residential area and not like an SPCA with many animals, and would not be a boarding kennel at all.

Lou Prevost made a motion to approve allowing Animal Hospital as a Conditional Land Use to be able to be approved by Borough Council. Daryl Stratton seconded the motion and it carried, with Ron Comstock voicing his agreement on the speaker phone.

Meeting adjourned at 5:43 p.m. by motion of Lou Prevost seconded by Daryl Stratton, and carried.

Minutes respectfully submitted by



Susan L. Keck