

**Wellsboro Planning Commission Meeting**  
**Minutes of January 24, 2018**

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A meeting of the Wellsboro Planning Commission was held on January 24, 2018 at 6:00 p.m. in the Council meeting room at 14 Crafton Street.

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

Ron Comstock called the meeting to order at 6:15 p.m.

1. Conditional Use Application for Animal Hospital at 23 Water Street. There would be no outside changes; just interior renovations. No kennels or boarding outdoors. The site is well suited for this use, and has parking available. Bill Yacovissi made a motion to recommend approval of the Conditional Use Application to Borough Council. Daryl Stratton seconded the motion and it carried.
2. Zoning Draft Update- Rick Truscello incorporated the December 6, 2017 meeting comments into the document. Some changes were:
  - a. Section 14.19: oil and gas; adding parameters for water quality and noise levels.
  - b. Section 14.22: short term rentals can't be in Residential town or Historic Residential.
  - c. Added boulevard definition, signs prohibited on those and gas lights also.
  - d. Spec Exception versus Condition Use: to make all Special Exceptions Conditional Uses is the largest change that has been made.
  - e. In Districts- Rick left space for Special Exceptions for future use.
  - f. Ligonier Borough has a similar procedure and the Conditional Use works well there.

Rick outlined the next steps:

1. Planning commission has public meeting under public notice requirement.
2. Planning commission makes a recommendation to and presents the ordinance to Council.
3. Council has a Public Hearing under public notice requirement and gives a 45 day notice to County Planning Commission to review and comment.
4. Council has 90 days to enact at a regular meeting after the Public Hearing.

Food truck section has additional information to be added from the current ordinance language. It is a Conditional Use in the Highway Commercial and Commercial Manufacturing Districts only. This causes a concern with the Red Skillet: it would have to be an existing nonconforming use. We should have the Red Skillet be in place when we enact ordinance for clarity.

Bed and Breakfast: make a conditional use in all districts.

Rick will make these changes and do a revised draft. We will then proceed and schedule the public meeting. We will ask the solicitor who should sign the Official Zoning Map.

Meeting adjourned at 7:15 p.m.

Minutes respectfully submitted by

  
Susan L. Keck