

# Joint Coordination Discussion of the Wellsboro Planning Commission, Wellsboro Borough Council & Zoning Hearing Board Meeting January 25, 2017

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The monthly Planning meeting was not held due to lack of quorum. The joint discussion of the Wellsboro Planning Commission, Borough Council and Zoning Hearing Board met on January 25, 2017 in the Council meeting room at 14 Crafton Street Borough Office. The joint meeting was held for the Wellsboro Zoning Ordinance update.

Attending were EADS Group – Rick Truscello, Planning Commission Members: Ron Comstock, Daryl Stratton and Rudolf Scharf. Borough Council Members: Joan Hart, Jennifer Mase Updyke, Terry Bryant, Mayor John Wheeler and Solicitor Chris Lantz, Borough Manager Daniel K. Strausser. Zoning Hearing Board Members: Blake Maxson, Timothy Sick, Bruce Vickery, Esq. and Harland Crawford. Assistant Secretary - Florence Martino.

Borough Manager Strausser stated that Rick Truscello is only making recommendations; it will be up to the Planning Commission to make recommendations to the Borough Council.

Rick Truscello had created a preliminary report, to review/critique and discuss points of the current zoning ordinance. Rick stated it is recommended that a zoning ordinance should be updated no longer then every 10 years.

Rick Truscello stated he has determined there are three major goals:

1. Maintain the residential quality
2. Maintain the Commercial Downtown and Highway Commercial Districts
3. Maintain the Historical quality of the town

Rick Truscello said the following areas could be areas for review:

1. Definition Section is large; some terms could be better defined.
2. Current ordinance have 7 districts – Are the districts working at the present time.
3. Sections 9 -11 are reserved at the present time. One of these sections could be used if Overlay concept is favored. (Floodplain).
4. Supplemental Lot Regulations - are rather stringent requirements for retail and office Parking.
5. Screening- alternative to landscaping
6. Signage
7. Home Businesses are 3 types right for Wellsboro

Rick Truscello asked for comments and concerns:

1. The ordinance has 3 sections to review before making a conditional use decision. The ordinance is good however it could be cleaned up and more users friendly.
2. The definitions in the current ordinance should be clearer.
3. Recommendation to extend the town out from what it is today, to what we would like the town to be in 30 years.
4. Currently the Rural Residential area has a 2 acres minimum lot size. This lot size limits the development of this area.
5. The Agriculture area could be amended to allow gas and oil processing.
6. Parking spaces for new businesses should be reviewed.
7. Should the ordinance address tiny houses and also the growing of marijuana?
8. The Borough should also consider having a Health, Welfare and Safety Ordinance addressing outdoor burning and also a Property Maintenance Code.

Meeting ended at 8:05 p.m.

Minutes respectfully submitted by Florence B. Martino  
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