

Wellsboro Planning Commission Meeting Minutes of October 25, 2017

The regularly scheduled meeting of the Wellsboro Planning Commission was held on October 25, 2017 at 6:00 p.m. in the Council meeting room at 14 Crafton Street. Present were Planning Commission Members: Ron Comstock, Dr. Richard Black, Daryl Stratton, Rudy Scharf, Lou Prevost, William Yacovissi, Borough Manager Scot Boyce Jr., Borough Assistant Secretary Florence B. Martino. Also attending were EADS Group – Rick Truscello, Councilor Mase-Updyke and Councilor Hart.

Minutes from the August 23, 2017 meeting were approved by a motion of Lou Prevost, seconded by Rudy Scharf, and carried.

Public comments on Agenda items – None

Rick Truscello from EADS Group reviewed concerns from Draft 1:

1. Article 11- Sign Regulations – Permanent and Temporary Signs combined should only cover 20% of the store front.
2. Article 5 – Central Business District – 5.2.2.4 Restaurant, Drive –Through & 5.2.2.5 Retail requiring off-street parking should be Conditional Uses not Special Exceptions. Borough council should determine the use.
3. Home Based Businesses: Should be in the home, remove the accessory buildings. Home based businesses should be a Special Exception, so neighbors would have input on the issue.
4. Article 7 – Highway Commercial District – Section 7.4.1.1 minimum lot sizes are required to be 1 acre. Borough lots need to be reviewed to be sure the lots are at least an acre in size.
5. Rick Truscello will have a definition of Air Bed & Breakfasts

Rick Truscello explained Draft 2 contains Articles 12 – 17

1. Article 12 – Floodplain Management- Definition is changed, and is only three pages and refers to Ordinance 679.
2. Supplemental Lot Regulations- Non-Conforming Uses is to be removed from the Zoning Ordinance.
3. Retail Parking Spaces- Page 91 Change from 200 to 300 sq. ft. of gross floor area + 1 for each employee/vendor on the maximum work shift.
4. Article 14 - Page 14.19.1 Oil or Gas Drilling Oil or Gas Exploration is a new section.
b. Medical Marijuana – Commercial Manufacturing District- Decide if this is a Permitted Use/Special Exception. Dispensing as a Commercial Highway District – Special Exception.
5. Article 15 - Zoning Hearing Board – Change in the time schedule, the presentation of his case-in chief within 100 days of the first hearing.

The next meeting will be held on December 6th to combine the November/December meetings.

Meeting adjourned at 8:00 p.m.

Minutes respectfully submitted by Florence B Martino
Florence B. Martino