

Wellsboro Planning Commission Minutes October 25, 2023

A meeting of the Wellsboro Planning Commission was held on October 25, 2023, in the council meeting room at 14 Crafton Street. In attendance were Planning Commission Members Ron Comstock, David Robinson, John Sticklin, Kyle Bower, Kathy Eastridge and Mark Thompson. Borough Secretary/Treasurer Amy Kane Perry and Borough Manager Louis Rachiele were also in attendance.

Members of the public included: Cindy Copp, Mark Spencer, Julie Henry, Tim Gooch and Julian Stam.

Minutes of the June 28, 2023 Meeting: John Sticklin made a motion to approve the minutes of the June 28, 2023 meeting. Kathy Eastridge seconded the motion and it carried.

Public Comment on Agenda Items –

Julie Henry – Julie has serious concerns about the downtown business area and what short-term rentals have done to other towns. Main Street is one of the main attractions of tourism and without it people will no longer visit.

Tim Gooch – The proposed ordinance as written does not address compliance issues or the enforcement of violations to the ordinance.

Julian Stam – Julian has the following concerns:

- Lack of residency requirement
- Enforcement Issues
- Who is responsible for enforcement and what is the penalty for violation.
- Neighbors need to be notified as part of the conditions.
- Parking issues already exist in the Central Business area. More people mean even less parking.
- The bedroom listing for two additional people will allow 4 people in a one-bedroom listing. He feels this is too many.
- Without housing for workers, restaurants will continue to close or be closed on certain days.

Mark Spencer – Mark has concerns about housing availability. There is already a shortage and short-term rentals will exacerbate the problem.

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Cindy Copp - Cindy agrees we should keep the small town feel and not put profit over people.

NEW BUSINESS

1.) Short-Term Rental Ordinance Review

Dave Robinson made a motion to not recommend the Short – Term Rental Ordinance as presented. The motion was seconded by Kathy Eastridge and carried.

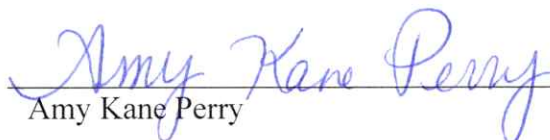
The Planning Commission has the following suggestions for the Ordinance:

- Enforcement and accountability need to be addressed.
- Neighbor notification must be part of the conditional use requirement.
- All Short-Term rentals need to be owner occupied.
- Change of ownership requirements should include the reapplication for the conditional use to ensure they are following the conditions required.

PUBLIC COMMENTS - none

ADJOURN – Kathy Eastridge made a motion to adjourn. The motion was seconded by Mark Thompson and carried. The meeting was adjourned at 6:20pm.

Minutes respectfully submitted by:


Amy Kane Perry