

Wellsboro Planning Commission Meeting Minutes of December 6, 2017

The rescheduled meeting of the Wellsboro Planning Commission was held on December 6, 2017 at 6:00 p.m. in the Council meeting room at 14 Crafton Street. Present were Planning Commission Members: Ron Comstock, Daryl Stratton, Rudy Scharf, Bill Yacovissi, and Lou Prevost, Borough Manager Scot F. Boyce, Jr., and Borough Secretary/Treasurer Susan L. Keck. Also attending were EADS Group – Rick Truscello, Councilor Mase-Updyke and Councilor Hart.

Minutes from the October 25, 2017 meeting had the addition of a statement added to #3 by Lou Prevost. Mr. Prevost then made a motion to approve the changes. This was seconded by Rudy Scharf, and carried.

Public comments on Agenda Items-None

Rick Truscello from EADS Group explained how the changes in the Zoning Ordinance will help local government move our Borough forward and welcome new business to our area:

1. The area around Osram/LEDVANCE is still zoned commercial/manufacturing, which is a very flexible zoning district.
2. The big change/shift from Rural Residential to Town Residential puts aside more space for future orderly residential growth.
3. Encouraging Business Development is being done by Zoning. With the sewer and water extensions we allow more ease of development.
4. The ordinance better defines the types of businesses allowed in the home.
5. We have population growth in the county as well. We are among the strongest communities of our size in the northern tier; along with Milford.

The Preliminary Final Draft is the next step. Then we will schedule a Public meeting and a Public Hearing.

Questions and answers on discussion include:

We removed the floodplain ordinance from Zoning. It is a stand alone ordinance and was updated in 2016.

Section 13.1 Non-Conforming use list will not be included.

13.86 pg. 87 short term rental was added

14. was changed to incorporate Ordinance 650 on Gas Drilling.

14.19.1 add water quality (regulating noise and time of operation are items for the solicitor to answer).

14.19.4 add 300' close to occupied dwelling.

14.21.3 consider adding noise level not to exceed number and add that to drilling section as well.

14.19.9 Community environmental impact analysis includes water quality and quantity.

15. pg 127 changes in the Municipal Planning Code (MPC) have been incorporated.

16. Council has power for conditional uses- does Council want to hear all special exceptions as conditional use? Scot will get a consensus from Council and get back to Rick.

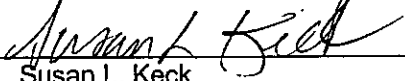
17. Administration and enforcement: the MPC states the Zoning Officer shall not hold an elected office.

Rick presented a key with all changes and new definitions. Change to Short Term Rental is recommended "include owner residing" in the definition as well as the regulations.

Add Boulevard to the definition section. Add taxes to certifications and requirements section.

Eliminate addressing existing air B&B s but prohibit them in Historic Residential and Town Residential Districts.

Meeting adjourned at 8:07 p.m.

Minutes respectfully submitted by 
Susan L. Keck