

**Wellsboro Planning Commission Meeting
Minutes of February 26, 2020**

A meeting of the Wellsboro Planning Commission was held on February 26, in the Council meeting room at 14 Crafton Street. Ron Comstock called the meeting to order at 6:00 pm and the Pledge of Allegiance to the U.S. Flag was recited.

Present were Planning Commission Members: Ron Comstock, John Sticklin, Dr. Richard Black, Daryl Stratton and David Robinson, and Borough Manager Scot F. Boyce, Jr. Also present was Rob Repard.

Minutes of November 20, 2019 were approved by motion of John Sticklin, seconded by David Robinson, and carried.

Public Comments on Agenda Items – None

ITEMS:

Dixie McCarthy Subdivision – Request to subdivide 33.15 acres off the 141 acre parent tract. Lot 1, the parent tract is existing residential use, while Lot 2 will be a non-building lot for the immediate future. As part of the subdivision, 0.83 acre will be added to the adjoining lot of Sam DeLosa. No new EDU's are requested with this subdivision/lot addition.

John Sticklin made a motion to recommend approval to council. Dr. Richard Black seconded the motion and it carried.

Conditional Use Request – Vineyard Church – request for church in Commercial Manufacturing Zoning District. The Vineyard Church has re-applied for a conditional use public hearing to continue the previous public hearing where a decision was tabled by Borough Council. The Vineyard Church is proposing demolition of all but one building on the lot at the corner of Fellows Avenue and Charleston Street, and providing parking for a church. The current use is retail as Wellsboro Building Supply. The applicant has provided engineered drawings showing the building plans, parking islands with vegetation, parking spaces laid out, proposed stormwater and other details.

The Planning Commission offered the following comments: The applicant shall satisfy all comments of the Borough Engineer, provide size of parking stalls, and provide an additional handicapped spot per the ordinance. John Sticklin suggested guard rails be installed along the private drive that provides access off Fellows Avenue, over the creek.

John Sticklin made a motion to recommend approval to council. Dr. Richard Black seconded the motion and it carried.

Public Comments – At this time, no public were present at meeting.

Meeting adjourned at 6:24 pm by motion of Dr. Richard Black, second by Ron Comstock, and carried.

Minutes respectfully submitted by _____


Scot F. Boyce, Jr.