

**Wellsboro Planning Commission Meeting**  
**Minutes of March 27, 2019**

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A meeting of the Wellsboro Planning Commission was held on March 27, 2019 at 6:00 p.m. in the Council meeting room at 14 Crafton Street.

Present were Planning Commission Members: David Robinson, John Sticklin, Dr. Bill Yacovissi, Daryl Stratton, and Ron Comstock, Borough Manager Scot F. Boyce, Jr., and Borough Secretary/Treasurer Susan L. Keck. Also present were Corey Johnson for the Dollar General Land Development and James Peckham and Christine Vandergrift for the Car Wash Land Development.

Ron Comstock called the meeting to order at 6:00 p.m. and the Pledge of Allegiance to the U.S. Flag was recited.

Public Comments on Agenda Items-None

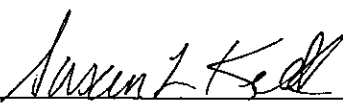
Minutes of February 27, 2019 were approved by motion of John Sticklin, seconded by Dr. Yacovissi, and carried.

ITEMS:

1. **Zoning Ordinance Amendment-** There will be a Public Hearing on a proposed amendment to the Zoning Ordinance on April 8<sup>th</sup>. This proposal is to add "Car Wash" as a permitted use in the Highway Commercial and Commercial Manufacturing districts, as well as adding the definition of Car Wash to the Wellsboro Zoning Ordinance. The Planning Commission members had no negative comments on this proposed amendment.
2. **Dollar General Land Development-**this is a proposal for a 10640 square foot store with 32 parking stalls next to the Advance Auto on East Avenue. The NPDES permit and PADOT HOP permits have been submitted. Stormwater concerns of Scott Bray must be addressed, as well as truck turning movements. A landscaping plan, screening plan and lighting plan. A PNDI search must be included. They plan to install stormwater inlets under the pavement in the front. Shade Tree Commission will review the plan also. They will come back to the planning commission for review answers. It's a 5-8 month construction window after approvals.
3. **Carwash Land Development-**This will have 4 bays: two automatic and two manual. They have submitted their NPDES permit. They'll have their own system for treatment and will be recycling water to some extent. The Brough Sewer Operator will have opportunity to comment, as well as DEP comments. Curb cuts are not required by the state. The residence on the property may have a new business/commercial use eventually. They may locate U-Hauls behind the house. Dr. Yacovissi made a motion to approve contingent on Scott Bray's and the Shade Tree Commission review. John Sticklin seconded the motion and it carried.

Meeting adjourned at 6:55 p.m.

Minutes respectfully submitted by

  
Susan L. Keck