

Wellsboro Planning Commission Meeting Minutes of May 22, 2019

A meeting of the Wellsboro Planning Commission was held on May 22, 2019 at 6:00 p.m. in the Council meeting room at 14 Crafton Street.

Present were Planning Commission Members: David Robinson, John Sticklin, Daryl Stratton, Rudy Scharf, Dr. Yacovissi, Dr. Black, and Ron Comstock, Borough Manager Scot F. Boyce, Jr., and Borough Secretary/Treasurer Susan L. Keck. Also present was Ryan Pardoe from Livic Civil.

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 April 24, 2019 were approved by motion of John Sticklin, seconded by Dr. Black, and carried.

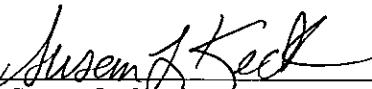
ITEMS:

1. Dollar General: Ryan Pardo spoke to the Engineer's comments i.e. DEP Sewerage approval was granted, the NPDES permit is currently under review, the Highway Occupancy Permit is under review at PennDOT, Zoning requires screening added at the southwest corner and some more landscaping. Stormwater detail is provided and outlet structure runoff from Advance Auto is channeled to the west. Perforated pipe routes to the stormwater system. Runoff is captured by the existing East Avenue inlet. A new tap is required. Two driveways will be abandoned, and a drive to the west will be created. E&S matting will be over all areas to the south and west. John Sticklin made a motion to recommend approval. Dr. Black seconded the motion and it carried unanimously.
2. Baker Subdivision- This is a 1.96 acre lot to be subdivided off the approximately 14 acres of parent tract. An 8" sewer main extension will be paid for by Mr. Baker and installed by Borough forces. Mr. Baker will then dedicate the extension to the Borough. Dr. Black made a motion to recommend approval to council. David Robinson seconded the motion and it carried.
3. Bed and Breakfast (49 Central Avenue)- A conditional use hearing will be held June 3rd at 5:30 p.m. on this application. The board recommend approval with the conditions that the applicants must live in the home, and not rent more than the two suites listed on the application. This was made a motion by John Sticklin, seconded by David Robinson, and carried.
4. Fence Variance Application- GROW is requesting a fence to be located along the railroad to keep people safe near the railroad, and to direct them to the approved crossing.

Rudy Scharf submitted his resignation. Dr. Black thanked Mr. Scharf for his service to the community. David Robinson seconded the sentiment, as did the entire board.

Meeting adjourned at 6:52 p.m.

Minutes respectfully submitted by



Susan L. Keck