

**Wellsboro Planning Commission Meeting
Minutes of May 27, 2020**

A meeting of the Wellsboro Planning Commission was held on May 27th, 2020, in the Council meeting room at 14 Crafton Street. Dr. Bill Yacovissi 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: Dr. Bill Yacovissi, John Sticklin, Dr. Richard Black, Kathy Eastridge, David Robinson, Borough Manager Scot F. Boyce, Jr., and Secretary/Treasurer Susan L. Keck. Also present were Jesse and Laura Lee Robinson.

Minutes of February 26, 2020 were approved by motion of John Sticklin, seconded by David Robinson, and carried.

Public Comments on Agenda Items – None

ITEMS:

- a. Vineyard Church is re-applying for Conditional Use- the applicant submitted an updated parking plan which addresses the concerns expressed by the Commission at the February 26th meeting. Mention was made of adding a guard rail at the driveway/bridge area.
- b. Conditional Use request by Laura Lee and Jesse Robinson for 129 Main Street. Robinson's own the Emerge Spa on Central Avenue and live in the adjoining residence. They also own La Belle Auberge, a B&B at 129 Main Street. The goal is to put both businesses under one roof and reside at 129 Main Street. They propose reducing from four to three guest rooms upstairs, using the second floor as spa and treatment rooms, and using the first floor as a spa and salon. There are seven on-site parking spaces and they provided a lease for additional parking space with Owlett and Lewis nearby.
Kathy Eastridge made a motion to recommend approval of the use of the 129 Main Street as the Emerge Spa and B&B. Dr. Black seconded the motion and it carried with David Robinson abstaining.


The sign portion of the zoning ordinance requires four feet maximum square footage. As the two businesses each have a 4 square feet sign, the Robinson's are requesting a six months grace period in order to get the two existing signs into a combined brand for both businesses. Dr. Black made a motion to approve the two signs for a temporary period no longer than six months, because they are merging two business into one location. Kathy Eastridge seconded the motion and it carried, with Dave Robinson abstaining.

- c. John Sticklin made a motion to approve the proposed amendment to the Zoning Ordinance to change the time required for review and recommendations by planning commissions for conditional use requests. Dave Robinson seconded the motion and it carried.

Public Comments – None

Meeting adjourned at 6:40 pm.

Minutes respectfully submitted by



Susan L. Keck, Secretary/Treasurer