

Wellsboro Planning Commission Meeting January 22, 2014

The Wellsboro Planning Commission met on January 22, 2014 in the Council meeting room of the 14 Crafton Street Borough Office. Planning Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

Attending were Ron Comstock, Kevin Connelly, Rudy Scharf, Gus Vargas, Borough Manager Daniel K. Strausser, Borough Engineer Scott Bray, and Borough Secretary/Treasurer Susan Keck.

Visitors were Joan S. Hart, Michael Jeitner-for the McDonalds application, Gary Phelps, Maureen Bower and Mike O'Connell for the Hospital Parking Lot application

The minutes of the December 11, 2013 meeting were accepted by motion of Kevin Connelly, seconded by Rudy Scharf, and carried unanimously.

CURRENT BUSINESS:

- MCDONALD'S PLANS**-Mike Jeitner- summarized that the Planning Commissions' requested revisions have been made. Council saw the plan on January 6th. Zoning Variances were approved on January 9th, and they are now requesting preliminary/final. E&S approval has been given from DEP and Floodplain approval is under review with DEP. Of the Shade Tree Commissions' recommendations, only 14 of the 18 recommended shade trees are possible because of the small space available, but they are putting in shrubs also. At the front of the property they're proposing two gas lights and adding green between the wrap lane and the side of the building (shrub row). As to the parking concerns for larger vehicles, they have enlarged spaces to 15 and 16 feet between the parking spaces and the drive through lane. The gas lights will be either LED or gas. McDonalds doesn't have a preference. Traffic: McDonalds will have camera's on site so they could work with the Police Department to identify speeders. Kevin Connelly made a motion to recommend to council to approve. Gus Vargas seconded the motion and it carried 4-0. Mike will talk with Pete and Dan to resolve any Tree/Landscaping concerns prior to the February 10th meeting.
- LAUREL HEALTH PARKING LOT PLAN**- Maureen Bower-summarized the Variance approval that was given in October for 75% of impervious. In the parking lot plan there are concrete sidewalks, curbing and stairs, landscaping around and inside, lighting to match the hospital lighting. Two changes that Scott Bray recommended were inlets and pipes for stormwater management. They were changed to 4 drywells underground engineered to take 100 year storms. Recommendations from the Shade Tree Commission added extra trees.

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The wall was proposed initially and HARB agreed to the wall, then the Zoning Hearing Board recommended no wall due to the neighbors' wishes. Removal of the wall made room for more landscaping, which will soften the view of the parking lot. The Shade Tree Commission recommended some more Red Sunset Maples.

The light pole lighting is LED and is directed down on the lot; and there are bollards for lighting on the stairs.

Kevin Connelly recommended approval and to leave the esthetics subject to the review of the HARB Board. Rudy Scharf seconded the motion and it carried 4-0.

Adjourned at 7:42

Minutes respectfully submitted by


Susan L. Keck