

Wellsboro Planning Commission Meeting January 23, 2013

Wellsboro Planning Commission met on January 23, 2013 in the Council meeting room of the John E. Dugan Fire Station Municipal Building. 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, Dr. Richard Black, Bill Yacovissi, Gus Vargas, Rudy Scharf, Borough Manager Daniel K. Strausser, and Borough Secretary/Treasurer Susan Keck.

Visitors: Priscilla Walrath, Michael Bonk, Fred Metarko, Ron Butler, Aaron Singer, Tim Gooch, John Eaton, Diane Eaton, Steven Beattie, Steven Kramer, Fr. John Chmil

The minutes of the November 28, 2012 meeting were accepted by motion of Dr. Richard Black, seconded by Gus Vargas, and carried 5-0.

Soldiers and Sailors Conditional Use Application: Proposed is a demolition of the two story dwelling at 38 Central Avenue for use as a parking lot for Soldiers and Sailors Memorial Hospital. Steve Kramer explained the property acquisition is to supplement parking needs of the hospital.

Steve Beattie: Presented the landscape architect plan and explained that a parking lot is a Conditional Use in the Historic District. There is a single family home there now, a parking lot next door, and then the Catholic Church. The proposed employee parking lot is designed for 28 spaces with access from Grant Street. Landscaped with an evergreen screen to the west. Along Central Ave is planned a brick wall mimicking the one at the emergency room parking lot. They'll add shrubbery, shade trees, and perennials along Central Ave. Lighting will mimic emergency parking lot sidewalk along the west boundary.

Impervious is 74% and the ordinance calls for 45%. Zoning variance request would come later on the 45%.

The Hospital has sales agreement with the church. It would cost \$130,000.00 for the parking lot.


There was some question on the need for a comprehensive parking study and comments about the church being packed most times, with not enough parishioner parking.

Stairs on the Rectory lot has grade difference- they may have to build ramp or put in steps. A Catholic Church group analyzed remaining on the property and they found that they cannot afford it. Sump pumps run continuously, the foundation has major issues, there are cracks in the walls, handicap access is not possible, and the carport drainage is bad. A lot of money is needed to repair retaining wall or add on to the parish center. There are issues with the roof and bath rooms.

St. Peters approached the Hospital with this proposal. The church needs larger rooms and the hospital is giving over the former Bulas home, owned by the hospital. Bill Yacovissi made a motion to recommend approval of the conditional use request of the Soldiers and Sailors Memorial Hospital to Council, the motion died for lack of a second, with no recommendation from the planning commission.

ADJOURNED: 7:55 p.m.

Minutes respectfully submitted by


Susan Keck