

## Wellsboro Planning Commission Meeting December 11, 2013

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The Wellsboro Planning Commission met on December 11, 2013 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, Dr. Richard Black, Kevin Connelly, Gus Vargas, Bill Yacovissi, Lou Prevost, Borough Manager Daniel K. Strausser, Borough Engineer Scott Bray, and Borough Secretary/Treasurer Susan Keck.

Visitors were Joan S. Hart, Laura Lee Soderberg and Nell Rounsaville for the Soderberg Application, and Michael Teitner, Paul Evack, and Mike Barbin for the McDonald's application.

The minutes of the September 25, 2013 meeting were accepted by motion of Dr. Richard Black, seconded by Kevin Connelly and carried.

### CURRENT BUSINESS:

1. Zoning Hearing Board Application: Special Exception for 28/30 Central Avenue submitted by Jesse Robinson and Laura Lee Soderberg.

The Special Exception request is to occupy the first level as their home and use the upper two levels for business. The healing arts services include massage therapy, body and facial treatments, maternity services, reflexology, yoga, art, etc. They will continue leasing with renters in 30 until March 2015 at which time they hope to make use of the 30 side of the duplex as their home and all of 28 for their business. Lou Prevost made a motion to recommend approval of the Special Exception to the Zoning Hearing Board. Dr. Richard Black seconded the motion and it carried.

2. McDonald's USA, LLC is proposing to demolish an existing 5,357 SF restaurant and construct a new 4,318 SF restaurant with all associated stormwater, lighting, curbing, sidewalk, landscaping and parking facilities.

The proposal is to reduce seating from 100 to 78, reduce parking from 58 parking spaces to 47, and create a double order station versus the single order station currently in place. They will remove the Play Place and move the building back on the lot, creating a more narrow, longer restaurant. The Ordinance requires 102 parking spaces, but the applicant anticipates 70% of sales are derived from the drive through, therefore are requesting a variance.

To comply with the floodplain ordinance requirements, the building will be brought up 18". They will reduce the stormwater on site and upgrade from a 12' to a 15' pipe. They are reducing the size of the impervious area by 100 square feet. The access from the street will not change.

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The material used will be a brick exterior with an arcade (white) metal banding. There will be canopies over the order area and pay area, and all areas will be ADA compliant. Manager Strausser will send specifications for the preferred brick.

At Lou Prevost's request, there will be gas lights considered at the entry from the street to add to and become part of the local character. Manager Strausser will send specifications for the Gas Lights as well. Sidewalk replacement will be looked at by the McDonalds representatives.

The grass area in the Drive-through may be landscaped by the franchisee. The Planning Commission also requested the applicant reduce the width of the wrap around lane, add landscaping in that area, and add gaslights.

Lou Prevost made a motion to have the applicant review and resubmit the project with evidence of two gas lights at the entrance and improve the landscaping to give a more enhanced aesthetic value and better fit into the character of the community. Kevin Connelly seconded the motion and it carried.

Lou Prevost made a motion to allow the applicant to make the preliminary and final at the same time. Kevin Connelly seconded the motion and it carried.

Kevin Connelly made a motion to permit the plans at a scale of more than 1" = 20'.

Lou Prevost seconded the motion and it carried.

### VARIANCES

1. Dr. Black made a motion to recommend approval of the variance to permit parking area 5'5" from the building in lieu of the required 10'. Lou Prevost seconded the motion and it carried.

2. For the Variance request to permit parking spaces at 10' x 18' versus 10' x 20' Our Planning Commission made no recommendation on this and feels McDonalds should have a diagram to show how this would work to present to the Zoning Hearing Board.

3. Lou Prevost made a motion to recommend approval of the variance to permit 47 parking spaces versus 102 parking spaces. Kevin Connelly seconded the motion and it carried.

4. Dr. Black made a motion to recommend approval of the variance to permit a 12' x 18' ADA parking space versus the 14' x 20' parking space. Lou Prevost seconded the motion and it carried.

Minutes respectfully submitted by

  
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Susan L. Keck

**WELLSBORO PLANNING COMMISSION REVIEW AND COMMENT ON ZONING REQUESTS OF MCDONALDS, USA**

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3. Lou Prevost made a motion to recommend approval of the variance to permit 47 parking spaces versus 102 parking spaces. Kevin Connelly seconded the motion and it carried.
4. Dr. Black made a motion to recommend approval of the variance to permit a 12' x 18' ADA parking space versus the 14' x 20' parking space. Lou Prevost seconded the motion and it carried.

**OTHER MOTIONS ON MCDONALDS LAND DEVELOPMENT**

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Kevin Connelly made a motion to permit the plans at a scale of more than 1" = 20'.

Lou Prevost seconded the motion and it carried.

I hereby certify that these recommendations and motions are from the Wellsboro Planning Commission meeting of December 11, 2013.

  
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Susan L. Keck