

WELLSBORO PLANNING COMMISSION MEETING

December 15, 2010

CALL TO ORDER: Planning

Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m. in the conference room of the John E. Dugan Fire Station-Municipal Building at 28 Crafton Street, Wellsboro, PA. 16901.

ROLL CALL: Planning Commission present was Ron Comstock, Katie Mader, Lou Prevost, Sue Trescott, Gus Vargas, Council Member Scharf and Assistant Secretary Florence Martino.

VISITORS- Shawn Bryant – Penn Wells Lodge
Chris Shaffer – Larson Design site engineer

PLEDGE TO FLAG: The pledge of allegiance to the flag was given by all present.

MINUTES: Gus Vargas made a motion to approve the minutes as written, seconded by Lou Prevost motion carried 5-0.

NEW BUSINESS: PENN WELLS LODGE ADDITION- Shawn Bryant informed the Planning Commission members he had obtained the conditional use permit from the Zoning Hearing Board. He stated the zoning hearing board had granted all five variances that had been requested. The requested variances were for a 20' setback instead of a 40' setback, to have 20% green space instead of 25%, to have the parking spaces be 9'x18' instead of 10' x 20', and to have a height requirement of 50' instead of 45'. Shawn Bryant stated the Tioga County Planner had reviewed the project and recommends approval. Mr. Bryant informed the members of the Planning Commission that, at this time the Borough Engineer is reviewing the storm water plan. Shawn Bryant stated at this time there are five curb cuts; the new plan will reduce the number of curb cuts onto Main Street down to two. Shawn Bryant introduced Mr. Chris Shaffer from Larson Design Group; Mr. Bryant said Mr. Shaffer is the site engineer.

Mr. Shaffer presented drawings showing the existing two buildings with the vacant lot. Mr. Shaffer said the Post Office has a sidewalk next to there building which is next to the property line. Mr. Shaffer said there would be a 5' buffer area and also parking stalls between the new building and the post office building. Mr. Shaffer explained the existing driveway would be improved by making it a two-way driveway. Mr. Bryant said the Wellsboro Fire Chief had reviewed the plan is comfortable with the plan.

Council Member Scharf asked about the location of the two public mailboxes in relation to the driveway? Mr. Shaffer said he phoned the post office and the Postmaster said he would move the boxes to another location. Council Member Scharf asked what the distance from the driveway to the post office would be? Mr. Shaffer said it would be the same location.

WELLSBORO PLANNING COMMISSION MEETING
December 15, 2010

Mr. Shaffer said the plan is to start in June or July. Mr. Shaffer said they would be grading and dropping storm water inlets around the site. Mr. Shaffer said there would be a head wall near the back of the property to prevent more water into Packer Park. The pipe will run through the site and into the drains in the roadway. Ron Comstock stated with the new addition it would improve the current drainage system. Mr. Shaffer said he had met with Superintendent of Public Works Mark Dieffenbach on where the hook ups will be made. Sue Trescott asked how the storm water system worked? Mr. Shaffer explained the plastic dome is opened on the bottom and the chamber is filled with stone and the inlet has a plate to hold a certain amount of water and will release at a 25 - year storm rate. Sue Trescott asked when winter comes would water from Packer Park create a problem. Mr. Shaffer said water will drain rapidly and will go down straight and would not go to the side. Sue Trescott asked if water were in a dark place would there be any chance of mosquitoes breeding or fungus. Mr. Shaffer said there would be no concern for either due to having inlets, which allow for a Vac Truck to clean out the system.

Mr. Shaffer said they had also spoke with the Shade Tree Committee and the committee has approved the plan. He said the two courtyard areas are presently up in the air they may not happen. Council Member Scharf said people want to go under a tree and relax. Mr. Bryant stated the drawing presented might not be the actual building. However the new building should be very close to this drawing.

Lou Prevost made a motion to give conditional approval upon the Borough Engineer's approval of the plan, seconded by Gus Vargas, motion carried.

LOUX/PIAGGO SUBDIVISION- Ron Comstock stated this would be a lot addition to the residence on Woodland Avenue. Lou Prevost said if subdividing the 90 acres the Planning Commission should be aware of the next phase. Ron Comstock said he had concerns about what the plan was for the 90-acre lot. Ron Comstock stated anything more then 3 lots would be a major subdivision.

Lou Prevost made a motion to approve the 1.42 acre green space lot addition, seconded by Gus Vargas, motion carried.

Lou Prevost made a motion to adjourn the meeting, seconded by Katie Mader.

ADJOURNED: 7:55 p.m.