

## Wellsboro Planning Commission Meeting February 24, 2016

The Wellsboro Planning Commission met on February 24, 2016 in the Council meeting room at 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, Rudolf Scharf, , Bill Yacovissi, Borough Manager Daniel K. Strausser, Secretary/Treasurer Susan Keck.

Visitors: Jennifer Mase-Updyke, Joan Hart

The minutes of the September 23, 2015 meeting were accepted by motion of Kevin Connelly, seconded by Rudy Scharf, and carried unanimously.

The minutes of the January 27, 2016 meeting were accepted by motion of Kevin Connelly, seconded by Bill Yacovissi, and carried unanimously.

PUBLIC COMMENTS ON AGENDA ITEMS- None

WELLSBORO AREA SCHOOL DISTRICT-The Erosion and Sediment Control plan has been approved by Scott Bray. Replacing stands and announcer booth plans have been finalized. There is not anything for Planning Commission Review at this time.

DISCUSSION ON ZONING MAP: CHANGES TO DISTRICTS: Large maps of the Borough with Zoning districts and property boundaries outlined were studied and the following summarizes comments made:

Given the large properties in the rural residential areas that are open for future development, the commission is looking at creating new Zoning districts and identifying those areas most convenient for expansion of existing infrastructure.

Some Zoning districts considered may be:

Steep Slope Conservation District- where Prohibitive Slopes are greater than twenty-five percent slope and Precautionary Slopes are 15 to 25 percent slope . These two types of areas may be developed and uses permitted under certain conditions and in certain areas.

Residential Estate District-setting aside large-lot (ie. 1 acre). Minimum lot width of 150 feet.

Residential Suburban District- medium lot (ie. ½ acre) Minimum lot width of 150 feet for areas where development appears likely to occur.

Also discussed were Clustering as an option, acquiring property when it becomes derelict.

Dan and Sue will mark where water and sewer are presently and where most feasible to extend lines for the next meeting.

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Sue will email the Oil and Gas ordinance to the Planning Commission, and any other ordinances that can be included in Zoning.

### PUBLIC COMMENTS

Meeting adjourned at 7:20 p.m.

Minutes respectfully submitted by

  
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Susan L. Keck