

**WELLSBORO PLANNING COMMISSION MEETING
APRIL 26, 2011**

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 were Ron Comstock, Kevin Connelly, Lou Prevost, Sue Trescott, Gus Vargas, William Yacovissi, Council Member Rudolf Scharf non-voting member of Planning Commission and Florence Martino – Assistant Secretary.

VISITORS: Tioga County Planner - Jim Weaver
Secretary/ Treasurer Susan Keck Council President Joan Hart,
Council Members Mike Wood Council Member John Sticklin.

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

MINUTES: Lou Prevost made a motion to approve the minutes for December 15, 2010, seconded by Gus Vargas motion carried 6-0. There were no Planning Commission meetings in January, February and March of 2011.

NEW BUSINESS:

ACCEPT ASSIGNMENT FOR BOROUGH COUNCIL AMENDING & UPDATING THE COMPREHENSIVE PLAN- Secretary Keck explained the Borough Council on April 11, 2011 had voted to have the Planning Commission, under the direction of Jim Weaver the Tioga County Planner update the 1974 Comprehensive Plan. Secretary Keck stated the Municipalities Planning Code gives advice on this subject. William Yacovissi made a motion to accept the assignment from the Borough Council, seconded by Lou Prevost motion carried 6-0.

DESCRIPTION OF THE PROCESS- Jim Weaver stated he was unable to attend the three training sessions held by the Northern Tier Planning Agency. Jim Weaver said Lou Prevost had done a good job on the outline. Jim Weaver handed out copies of Article 3 & 4. Jim Weaver said Article 3 explains the preparation of the comprehensive plan and the best approach to take to update the existing plan. Jim Weaver said the county plan was in 2005 and is working on an update. The Borough can use the data on the county report. The Municipal Planning code requires an update every 10 years. Jim Weaver said the GIS office would assist with mapping. Jim Weaver said the GIS department would come here and show the commission how the mapping system works. The Borough could work with Delmar and Charleston Townships to create a multi-municipal plan. Jim Weaver said what happens in the Borough affects the townships and what happens in the townships also has an effect on Wellsboro. Lou Prevost requested Duncan also be included since the Brownlee water supply is located there.

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Jim Weaver said there is already multi municipal plans in the county. He said Sullivan, Rutland and Roseville, and also Richmond, Covington, Mansfield and Putman.

William Yacovissi said the commission might be better to start over with a new plan. Lou Prevost said the current plan has some validity. Council Member Scharf said the current plan is still good for the present time. Jim Weaver said he agrees with William Yacovissi to start with a new plan and use the plan developed in the 70's as a reference document. Council Member Scharf said the current document serves as an instrument of what has happened in the past. Secretary Keck said the Borough has never adopted the current plan.

Kevin Connelly recommended the Commission begin by creating goals and objectives to achieve. Kevin Connelly said the first thing is to create a vision of where we want Wellsboro to be in 15 years from now.

Kevin Connelly said a concern he has seen is single-family homes changing into 2 and 3 family apartments. William Yacovissi stated we want single-family homes to remain one family homes. Jim Weaver said the Zoning Ordinance would enforce the single-family home.

Sue Trescott said the traffic on East Avenue, Main Street and West Avenue should be addressed. Council Member Scharf stated the Council has tried to regulate traffic however Route 6 and 287 are State highways.

Jim Weaver said to start we should develop the pieces of information, review the old comprehensive plan, do a survey, draft the plan and then hold a public meeting.

Lou Prevost asked if public could be invited to the meetings? Secretary Keck said the Planning Commission meetings are advertised. Ron Comstock asked if there should be sub-committees or workshops? Secretary Keck said any meeting has to be advertised if any decisions are to be made.

Lou Prevost recommended having a workshop on 5/13th.

ADJOURNED: 8:20 p.m.