

WELLSBORO PLANNING COMMISSION MEETING

APRIL 28, 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 members present were Ron Comstock, Sue Trescott, Katie Mader, Gus Vargas and Council Member Rudolf Scharf, Assistant Secretary Florence Martino.

VISITORS: Ernest & Bonalyn Kennedy – 634 RT. 287 Morris, PA. 16938, and Sue Judlin – 325 Wilkins Road Wellsboro, PA. 16901.

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 presented, seconded by Sue Trescott, motion carried 4-0. Council Member Scharf is a non-voting member.

NEW BUSINESS – KENNEDY SUBDIVISION – PEARL STREET- Mr. Kennedy said he planned to give 2.6 acres of the land that is part of the parcel he received in January, to his son. Council Member Scharf asked if the property would have municipal water and sewer. Mr. Kennedy said the lot would have both public water and sewer. Ron Comstock stated since this was the third subdivision it is considered a major subdivision. Ron Comstock stated the ordinance allows for two subdivisions per lot. Ron said the lot had been divided in January. Mrs. Kennedy said the original deed had over 100 acres. Sue Judlin said actually this would be the fourth; the first division was the sale of 30 acres to the Tews family a few years ago. Ron Comstock said that sale of land was before the zoning ordinance had been created. Ron Comstock explained the Borough Council had to create an ordinance to control how people were dividing up large parcels of land. He said people were taking large parcels of land and creating a driveway type road and then selling small lots. The problem was the emergency vehicles; garbage trucks and road maintenance vehicles were unable to access the homes.

Sue Judlin stated she was not ready at this time but would be in the future coming to have a 5-acre section, which borders Kelsey Street to be in her name. Sue Judlin asked what the steps were to have the land change ownership? Council Member Scharf requested the family create a plan and then request a waiver for the entire family property. Mrs. Kennedy said this lot would also have

public water and sewer. Ron Comstock said the Kelsey Street lot would have public sewer however they would need to ask the Borough if they would ever run the water line out there. Ron Comstock said it would require a pump to have Borough water.

Mr. Kennedy said the daughter's lot is separate from the one for this evening. Mr. Kennedy stated his son has gone to the bank for financing and cannot get the finances until the property is in his name. The son also has contractors ready to built the home. Mr. Kennedy said the plan has a bathroom in the basement, however it depends on if they can raise the house enough to get the natural flow to the road and be able to shoot the manhole.

Sue Judlin asked if a new property owner could have two subdivisions? Ron Comstock said no it goes back to the owner when the ordinance was adopted.

Council Member Scharf asked if the Planning Commission could give a conditional approval? Council Member Scharf said the son is unable to get the land in his name and have the financing until the subdivision is completed.

Ron Comstock asked where the driveway would be and if they had gotten a driveway permit? Mr. Kennedy said they had gone to Penn DOT and has approval for the driveway. Mr. Kennedy said Penn DOT had put rainwater from the street over onto the property. Mr. Kennedy said when they develop the land they plan to drain the water onto the Borough land adjoining the property.

Ron Comstock said to do the two lots for the son and daughter the family should request a walver from the provisions of a major subdivision. It was also requested to have erosion and soil plan for the long wrap around driveway.

Council Member Scharf suggested moving the Planning Commission meeting up one week so the plan could go to Borough Council on the last Monday of May. This would require the new information be in the Borough office by May 7th, a notice to advertise the change in date by May 11th and the rescheduled Planning Commission meeting from May 24th up to May 19th.

Gus Vargas made a motion to adjourn the meeting, seconded by Sue Trescott motion carried 4-0.

ADJOURNED: 8:10 p.m.