

CALL TO ORDER: Planning Commission Vice Chairman William Yacovissi 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 William Yacovissi, Kevin Connelly, Katie Mader, Jim Prevost, Lou Prevost, Sue Trescott and Gus Vargas and Assistant Secretary-Florence Martino.

VISITORS- Tioga County Planner-Jim Weaver, Council President-Joan Hart and Borough Secretary/Treasurer-Sue Keck.

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 as written, seconded by Gus Vargas motion carried 7-0.

NEW BUSINESS: 61 WEST AVENUE- Mr. Heim said he was from Emporium, PA. however he has a property near the Tyoga Country Club and has been in the area since the 1980's. Mr. Heim said he would like to change the former Acorn Market on West Avenue from a store to a professional office building with five office spaces and a two bedroom upstairs apartment. Mr. Heim said currently the building is zoned commercial however once the building is sold then it reverts back to residential. Mr. Heim said five engineers working on the drilling sites would use the professional building. Mr. Heim said they lay out where pipelines are located.

MAINTENANCE TO BUILDING- Mr. Heim said the building needs repairs however he does not plan to increase the current structure. Mr. Heim said the home inspector went through the building. Mr. Heim said there is water flowing into the building. Lou Prevost asked if he would be replacing the roof. Kevin Connelly asked what he planned for the sides of the building. Mr. Heim said he was planning on steel siding and roof but would paint for the present time. Mr. Heim said he plans to put a bay window on the West Avenue side of the building. Katie Mader said the improvements would not hinder or detract it would improve the area. Mr. Heim said they are planning to landscape around the building to help with drainage. Kevin Connelly asked if there could be a planter on the Kelsey Street side to create an entrance and exit from Kelsey Street. Mr. Heim said there wasn't enough space to park and back up to get out with a planter. Gus Vargas asked if Mr. Heim had a sketch or drawing of what the property would look like as a professional building.

HOURS OF OPERATION- Kevin Connelly asked what hours of operation would the business have would the building close at 5p.m. or go later say 8p.m. Mr. Heim said he would need to ask what the hours of operation would be.

OUTSIDE LIGHTING- Mr. Heim said the parking lot would not be lighted however there would be a sign on the corner for the business.

PARKING SPACES- Mr. Heim said there are sixteen parking spaces for the business. Lou Prevost asked if there would be any extended overnight vehicles parked there and if there would be any large heavy trucks or trailers parked at that location. Gus Vargas said there is a wrap around driveway would vehicles be parked on the West End Apartment side of the building. Mr. Heim said he could put a restriction on overnight parking of large vehicles. Gus Vargas asked if Mr. Heim could include a restriction clause for no vehicle-registered commercial to park on property. Mr. Heim said he has a property in Smithfield large vehicles could park there. Lou Prevost said a pick-up truck with a pump in the back would be no problem or two or four cars, however fourteen to sixteen vehicles overnight is not acceptable. Lou Prevost said fourteen or sixteen vehicles during the day would be no problem. Lou Prevost said water trucks or tanker trucks would not be acceptable.

APARTMENT- Mr. Heim said there could be two to four people staying overnight. Mr. Heim said there would be additional room downstairs for staying overnight. Lou Prevost said with the building having five offices and a two-bedroom apartment there could be seven cars. Lou Prevost said it doesn't sound like an office with room to stay overnight on the first floor. Mr. Heim said the office space would be an open area. Gus Vargas said if there were five engineers how many secretaries or clerical staff, there would be additional vehicle parking. Mr. Heim said he looked at the former AAA office building on Queen Street however there weren't enough parking spaces. Kevin Connelly asked if the people working there during the day would be the same as the people staying overnight. Lou Prevost asked if there was room enough for four bedrooms, its sounds like a boarding house. Mr. Heim said downstairs there is 1930 sq. foot enough room for two more bedrooms. Lou Prevost said it sounds like transient housing how are you renting on a weekly basis. Mr. Heim said they only do a six-month lease. Gus Vargas asked if they could have a sticker on the cars, which are staying there overnight to show which vehicles, belong there. Mr. Heim said he could make any restrictions necessary. Gus Vargas made a motion to approve the request, seconded by Jim Prevost Motion carried 6-1 Kevin Connelly abstained.

COMPREHENSIVE PLAN- Define Goals & Objectives- William Yacovissi asked how the members would like to proceed. Lou Prevost said the regional and local objectives are very good. Jim Weaver said Charleston Township would work with Wellsboro. Jim Weaver said he has not reached Delmar and Duncan is interested and understands the water concerns. Jim Weaver said the DCED secretary said there would be more funds with the new governor. If Wellsboro decides to go with a multi-municipal plan with the townships more money would be available. Lou Prevost asked how to get the three townships to attend the next meeting and come on board with the plan.

Secretary Keck said the countywide Source Water Coalition is making pamphlets and has plans for public education and a countywide youth day. Secretary Keck said the Wellsboro Borough Council and the Wellsboro Municipal Authority are working on the water concerns of the borough.

WELLSBORO PLANNING COMMISSION – MAY 25, 2011

William Yacovissi said the drilling surrounding Wellsboro has already affected the borough. There is an increase demand for housing; some homeowners are turning larger homes into two and three apartments. There is also an increase need for commercial and office space. Traffic is also another concern to the residents. Kevin Connelly said we should work to preserve our single-family homes by limited driveways and set backs on front yards. Secretary Keck said Jay Erb is the building inspector for Wellsboro and would like to speak with the Planning Commission the different districts and what is a permitted use in each district. Secretary Keck said any changes would need to go through zoning. Lou Prevost said we should require one family home to remain one home. William Yacovissi said it would be hard to prohibit however we could require a review for adequate parking for more than one family home.

Kevin Connelly said one objective should be to protect the borough's long-term water resources.

Lou Prevost recommended the next Comprehensive Planning meeting be held on June 17th from noon to 2p.m. Jim Weaver said he would send letters to Duncan, Delmar and Charleston Townships.

Lou Prevost asked the members of the Planning Commission to speak with Chuck Dillon in Senator Scarnatti's office concerning Senate Bill 1100.

ADJOURNED: 8:40 p.m.