

WELLSBORO PLANNING COMMISSION MEETING

June 23, 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 were Ron Comstock, William Yacovissi, Katie Mader, Lou Prevost, Sue Trescott, Gus Vargas, Council Representative Rudolf Scharf, Assistant Secretary Florence Martino

VISITORS; John Coleman - Caulkins Lane, Joshua Knider -18 East Avenue, Canyon Motel, Kristie Boyd - 809 Lafayette Pkwy. Williamsport, Pa., MKR Architects, Randall Webster - Wente & Webster Engineering, 2445 Quaker Hill Rd., Cogan Station, PA. 17728

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 William Yacovissi, motion carried 6-0.

NEW BUSINESS: Canyon Motel Addition- Mr. Webster informed the Commission members the plan had called for two ponds, however they have revised the plan with a planter, to handle run off storm water. Mr. Yacovissi said standing water would not be acceptable. Council Member Scharf asked why they were not using the storm-water drain on Walnut Street. Mr. Webster said due to the requirements in the borough's ordinance they couldn't increase the water going to the storm-water system. Mr. Yacovissi said if they could discharge water without affecting the current storm-water system it would be a good plan. Mr. Webster said they would be working with Scott Bray. Mr. Yacovissi said if Scott Bray would approve the plan there would be no problem. Mr. Prevost asked if the neighbors are currently parking in the right-of-way, if there would be some way the motel could restrict anyone from parking in there. Mr. Webster was asked if they had considered putting a fire hydrant on the property. Mr. Webster asked what the current plan is for fire service. Mr. Prevost said currently there is only a two to three person cottage with a parking area; the new plan is for 12 units. Mr. Comstock asked what the plan is for parking since this area is currently being used to park heavy trucks. Mr. Knider said currently it is only to get the large trucks out of the way. Mr. Prevost asked if they had considered removing the barn to allow access to the new units. Mr. Webster said they also have a right of way from Grant Street. Mr. Yacovissi said that was not easily accessible since it is currently the neighbor's lawn and sometimes had vehicles parked on it. Mr. Prevost said it was a great addition and would be good for the town however there is an issue with fire protection and the fire department being able to access the complex. The plan needs to make it a safe unit. Mr. Knider said the plan was to start in July. Mr. Prevost said the commission could have a special meeting earlier in July if they could address the issues and come back. Council Member Scharf said if they would have a fire hydrant on site it

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would address a lot of problems. Mr. Yacovissi said they need the issue of providing access for emergency vehicles. Mr. Comstock said the borough engineer has only seen the sketch plan he would need to see and approve the preliminary/final plan. Mr. Knider said they would try and have the information for a meeting on July 14th.

Mr. Prevost informed the commission of the following issues:

1. MEETING WITH EAST RESOURCES- Mr. Prevost informed the members he had questions to be presented from the Planning Commission. Mr. Prevost said the Borough Council, Wellsboro Municipal Authority and Planning Commission were to submit questions in advance of the meeting. Ron Comstock, Lou Prevost and Gus Vargas said they would be interested in attending for the Planning Commission. Mr. Yacovissi said he would attend if it were necessary for him to be there.
2. AMENDMENT TO ZONING ORDINANCE- The Borough Council has approved the amendment, which Mr. Yacovissi had constructed.
3. WATER SOURCE PROTECTION PLAN- Mr. Prevost said he had come to the borough office and read the plan. He said anyone could come to the office and read it, however due to September 11, 2001 the plans cannot be removed from the office. Mr. Prevost stated the Borough Council did not vote to discuss the plan with an outside consultant, however anyone can meet with Mark Stevens and Joe Jordan. Mr. Prevost recommended members of the Planning Commission meet with Mark Stevens from DEP, he said if a representative from DEP were to sign off on the current plan it would give peace of mind to the residents of Wellsboro. Mr. Prevost said the plan has good points however nothing in 2009. Mr. Yacovissi said the Planning Commission could invite members of the Municipal Authority to the meeting with DEP. Mr. Prevost said he would set meeting up with Mark Stevens and Joe Jordan and would call Sue Stephens with the information.

ADJOURNED 7:50.p.m.