

**WELLSBORO PLANNING COMMISSION MEETING
JULY 14, 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 Vice-Chairman William Yacovissi, Katie Mader, James Prevost, Sue Trescott, Gus Vargas

VISITORS- Michael Rempel- MKR Architects
Randall Webster- Wente & Webster Engineers
Joshua Knider- Canyon Motel
Shawn Bryant & Ellen Dunham Bryant – Wellsboro Hotel Company
Harold Cleek- Charleston Township resident

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

MINUTES: Jim Prevost made a motion to approve the minutes for the June 23, 2010 meeting, seconded by Gus Vargas motion carried 5-0.

NEW BUSINESS: CANYON MOTEL ADDITION- William Yacovissi stated at the June 23rd Planning Commission meeting the members of the commission had questions and concerns with issues addressing storm water management and access for emergency fire equipment vehicles. William Yacovissi said they were pleased with the way you handled the storm water concerns.

Mr. Knider said he had spoken with the Wellsboro Fire Chief and there was adequate room for emergency vehicles. Mr. Knider said he was planning on clearing up the tree line near the lane to provide better access for vehicles. Mr. Knider said the plan had originally had the fire hook-up at the back of the building and upon the request from the fire chief they had changed the plan to the front of the building. Mr. Knider said there are two fire hydrants located in the block, one at the corner of East Avenue and Walnut Street and another one in the middle of the block.

William Yacovissi said if the lane were to become a designated fire lane that would keep people from parking in the lane and the police could enforce it. William Yacovissi said Lonnie Campbell is the fire chief for the town and he really wanted a fire hydrant on the site. William Yacovissi said the Planning Commission would be hard pressed to not accept the recommendation of the fire chief. William Yacovissi made a recommendation:

1. Mr. Knider work out the plans with the Borough Engineer
2. Clear the lane of trees and ask the Borough Council and Police Department to create a designated fire lane
3. The Planning Commission would recommend installation of a fire hydrant.

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Mr. Rempel said the fire hydrant would require a water line be installed from the street to the hydrant location.

Jim Prevost made a motion for conditional preliminary approval upon the recommendations of the Planning Commission, the approval of the Borough Engineer, seconded by Gus Vargas motion carried 5-0.

PENN WELLS LODGE ADDITION- Mr. Bryant said he and his wife both work with the Wellsboro Hotel Company and at this time are only exploring possible expansion of the lodge. They have been working with Samantha Wilcox at Owlett & Lewis Law office and know the first step is to go before the zoning Hearing Board due to the fact they do not have a three-acre site. He stated it would be a conditional use for the lot. The lot is located on Main Street between the Penn Wells Lodge and the U. S. Post Office. Mr. Bryant said the site drawing does include 25% green area. The plan has an under cover area to drop off and load vehicles. The set back is 40' and will blend in with the existing building. At the present time there are five curb cuts and the new design would only have two curb cuts. The 40' building will have 36 guest rooms and would be either two or three stories high. Mr. John Dunham had always planned to have a more upscale accommodations with suite units for businessmen or families coming to the area.

Mr. Bryant said at this time the Penn Wells has no fire star rooms. Mrs. Bryant said currently the borough is using our property and when this project is started the plan would need to have the entire lot for the addition. Sue Trescott said the plan sounds great and the town needs to expand.

William Yacovissi said one concern would be the storm water management plan. The ordinance requires the runoff not be greater then the current run off amount. William Yacovissi said the new First Citizens Bank has a under ground plan and the Canyon Motel has a planter with gravel to catch the run off. William Yacovissi said the plan to reduce the number of curb cuts is excellent. Gus Vargas recommended they talk with the fire chief for his recommendations in the event of an emergency. William Yacovissi informed them when paving for the driveways not to pave over the sidewalks.

ZONING ORDINANCE APPROVAL- William Yacovissi stated the Borough Council had taken the recommendations of the Planning Commission to change the zoning ordinance for the rural residential section, to the borough solicitor. William Yacovissi said in reading over the new version the solicitor has done a good job and has added more to enforce the ordinance with the legal wording. Mr. Cleek stated he had worked with Fortuna and other gas companies. He stated he had been managing real estate in Alaska. He asked how the members could do a fast scan of the ordinance and rubberstamp it. William Yacovissi said he would not take any action on this issue until the regular scheduled meeting on July 28th.

ADJOURNED: