

## Wellsboro Planning Commission Meeting July 22, 2015

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The Wellsboro Planning Commission met on July 22, 2015 in the Council meeting room at 14 Crafton Street Borough Office. Planning Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

Attending were Ron Comstock, Kevin Connelly, Rudolf Scharf, Gus Vargas, Dr. Richard Black, Borough Manager Daniel K. Strausser, Council President Joan Hart, Assistant Secretary Florence Martino.

Visitors: Gary Phelps – Laurel Health System

The minutes of the March 25, 2015 meeting were accepted by motion of Kevin Connelly, seconded by Gus Vargas, and carried unanimously.

**Green Home Annexation-Lot addition:** Gary Phelps explained they have a buyer for both lots #1 and #2 and annexation of the parking spaces next to Morris Lane, to the Green Home and Laurel's property on the opposite side of Grant Street. Gary Phelps said the Laurels would be responsible for maintaining the shrubs and sidewalk next to the parking spaces. Kevin Connelly made a motion to recommend to Borough Council for approval of the plan as presented, seconded by Gus Vargas and it carried 5-0.

**Ward Baker Subdivision-Bodine Street:** Daniel Strausser explained the plan to subdivide 16.43 acres from the lot. Daniel Strausser informed the Commission members that the Tioga County Planner – Jim Weaver recommends approval of the subdivision and the Borough Engineer – Scott Bray had four recommendations after reviewing the subdivision:

1. A DEP postcard for sewage approval should be completed and submitted.
2. When either lot is developed, it will need to comply with the Storm water Ordinance. A storm water management plan and approved erosion & sedimentation control plan will be required prior to building.
3. Sewer services will need to be provided at the lot developer's cost. Improvements will need to comply with Borough Standards and tapping fees will be required. These can be done at the time the lots are developed.
4. If there is any further subdivision of the lots, access to the new lots will need to be provided from either Bodine Street or via a new dedicated street (SALDO Section 509).

Kevin Connelly made a motion to recommend to Borough Council for approval of the subdivision and include the 4 recommendations made by the Borough Engineer Scott Bray. Dr. Richard Black seconded the motion and it carried 5-0.

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### Other Business:

Daniel K. Strausser informed the Commission Members starting in August; he would like to begin reviewing the zoning ordinance one section at a time and update sections to be more relevant to today.

Kevin Connelly requested the time of the meeting begin at 6:00 p.m. Rudolf Scharf made a motion to change the time of the meetings beginning in January 2016, seconded by Kevin Connelly.

Meeting adjourned at 7:45 p.m.

Minutes respectfully submitted by

*Florence B. Martino*  
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