

Wellsboro Planning Commission Meeting August 27, 2014

The Wellsboro Planning Commission met on August 27, 2014 in the Council meeting room of the 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, Gus Vargas, Lou Prevost, Bill Yacovissi, Borough Manager Daniel K. Strausser and Borough Secretary/Treasurer Susan Keck.

Visitors: Scott Bray, Joan Hart, Jennifer Mase Updyke, John Sticklin, Mike Wood, John Wheeler, Mark Foust, Al Cole

The minutes of the April 23, 2014 meeting were accepted by motion of Kevin Connelly, seconded by Lou Prevost, and carried unanimously.

CURRENT BUSINESS:

1. **Veterans Club Plans-** This Land Development is a Preliminary/Final Plan to construct one building with parking and screening. The County Planner has issued a letter of approval conditional on Highway Occupancy Permit (HOP), National Pollutant Discharge Erosion and Sediment Control (NPDES) Permit, Stormwater, and SALDO approval by the Engineer and Shade Tree Commission review and recommendation for approval to Council. We have since received the HOP.

VFW Conditional Use Hearing of February 26, 2014

Conditions:

1. Applicant must construct an adequate barrier in the appropriate areas to block nuisances such as headlights and so on.
2. The applicant must construct natural vegetation around the perimeter around the property.
3. The applicant must adequately address all storm water concerns.
4. The applicant must meet all planning commission requirements, county planner's requirements and the Shade Tree and any other entities they must go before and any other rules and regulations they must follow.
5. These approvals must be adequate and meet the approval of the borough manager.

Noise time limits- The bands are done by 11:00 p.m. and the club closes at 12:00 p.m..

There will be an on site well.

The bank will be sloped back.

Lighting- Security dusk to dawn lighting (down lighting).

A sign permit application will be submitted. (Lighting included)

A dumpster pad will be installed. It is recommended they enclose it.

Trees, vegetation, and a natural berm for shading headlights from neighbors will be addressed by the Shade Tree Commission.

They will pave eventually.

Kevin Connelly recommended preliminary/final approval pending they meet all conditions; shade tree, SALDO, Stormwater. Gus Vargas seconded the motion. Kevin Connelly added a proviso that they ensure the end of the driveway at Kelsey Street be visible at night.

A roll call vote was called:

| | |
|----------------|---------|
| Kevin Connelly | Aye |
| Gus Vargas | Aye |
| Bill Yacovissi | Aye |
| Ron Comstock | Abstain |
| Lou Prevost | No. |

Vote was carried.

Meeting adjourned at 7:31 p.m.

Minutes respectfully submitted by


Susan L. Keck