

WELLSBORO PLANNING COMMISSION MEETING
September 22, 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 members present were Ron Comstock, William Yacovissi, Katie Mader, James Prevost, Sue Trescott, Gus Vargas, Council Member Rudolf Scharf and Assistant Secretary Florence Martino

VISITORS- Justin Keister- Larson Design Group, Selinsgrove, Shawn Bryant- Wellsboro Hotel Company, Samantha Wilcox-Owlett & Lewis Law Firm.

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

MINUTES: Ron Comstock requested Marcellus Shade be changed to Shale. Jim Prevost made a motion to accept the minutes as presented with the Shale correction, seconded by William Yacovissi, motion carried 6-1 Rudolf Scharf is a non-voting member.

NEW BUSINESS- CONDITIONAL USE FOR PENN WELLS LODGE- Shawn Bryant informed the Commission they had gone to the Zoning Board due to the size of the lot being less than three acres and the plan height for the new expansion does not meet the requirements in the code. The Penn Wells Lodge current building is grandfathered in however the new expansion is appropriate to go before the commission as a conditional use. Shawn Bryant said they plan to go before the Borough Council on Monday, September 27th. Shawn Bryant said Justin Keister from Larson Design, Samantha Wilcox from Owlett & Lewis, or he would answer any questions concerning the expansion project.

Shawn Bryant said the Hotel Company never developed the lot however had always owned the lot. Shawn Bryant said he thought the expansion was the best use of the lot. Shawn Bryant said the plan is to have an additional 36 rooms. Shawn Bryant said with the expansion of the lodge will bring a new type of tourist to Wellsboro, the tourist will check in park their vehicle and hopefully become pedestrian traffic going up town to shop and take part in the community.

Shawn Bryant said he had received from the Borough Secretary some concerns and had addressed the items on the list and had spoken with the Fire Chief. He stated the Fire Chief had written a letter addressing the concerns. Shawn Bryant said they had decided to remove the existing overhang connecting the two buildings and would be removing the trash, to the back of the building. Council Member Scharf asked if the borough garbage crew would access the trash pick-up by the entrance on Queen Street near the community center? Shawn Bryant said the garbage truck would be able to come in off Main Street and go to the back of the facility. Shawn Bryant said the plan is to eliminate some of the existing rooms in the front and have a more modern lobby for the guest to enjoy.

WELLSBORO PLANNING COMMISSION MEETING
September 22, 2010

Sue Trescott asked if they could create a safe way for people entering and leaving the facility from Main Street? She said she pulls in to go to the pool and finds the visibility difficult when leaving the facility. Shawn Bryant stated they plan to landscape both driveways and will create a better site line at the driveways. William Yacovissi said at the prior meeting they had planned to do away with some of the curb cuts. William Yacovissi said it was a very positive step to go from the five current curb cuts down to two curb cuts.

Council Member Scharf stated the post office currently has two boxes near the lot for vehicles to pull up to and drop off mail. Council Member Scharf asked how close the new driveway would be to the two boxes? Shawn Bryant said the post office has the two boxes on their property. He said they would need to address the location of the boxes with the post office. Shawn Bryant said he might recommend the post office either place the boxes in front of their building or have a drive up area in back of the post office.

Ron Comstock asked how many parking spaces are in the plan? Shawn Bryant said the plan has 97 parking spaces with 36 additional rooms; the current building has 55 rooms. Gus Vargas asked how many cars do they plan per room? Shawn Bryant said the normal for a room is either one or possibly two. Gus Vargas asked if there are any plans in the future to turn the complex into condominiums? Shawn Bryant said his wife's family is more aware of this community and does not see it as that type of town. William Yacovissi said they would need to have a zoning change if they were to change the facility to that type of business. Gus Vargas asked if they would have any extended stay rooms for people staying for a year? Sue Trescott said in the past a teacher had stayed at the Penn Wells Hotel. Shawn Bryant stated the Penn Wells Hotel has one large unit, which is considered to be an apartment. He stated when constructing an extended stay unit it would be equipped with a full range kitchen, the plan is to only have a microwave, refrigerator and small counter in the new units. Samantha Wilcox said this project is driven at tourist; it's not driven to capture the current temporary oil and gas market.

Jim Prevost said he is very impressed with the way they have addressed the concerns and had spoken with the fire chief for his input on the project. Jim Prevost asked if the Borough Engineer had reviewed the plan? Justin Keister the project engineer said they had met the criteria for a conditional use plan. Jim Prevost said it looks like they had met all of the criteria for a conditional use. William Yacovissi made a motion for the Planning Commission to recommend the Borough Council issue a conditional use permit for this project, seconded by Jim Prevost motion carried 6-1 Rudolf Scharf is a non-voting member.

Jim Prevost made a motion to adjourn the meeting, seconded by Katie Mader motion carried.

ADJOURNED: 7:35 p.m.