

The meeting of the Towanda Borough Planning Commission was held on Tuesday, February 16, 2010 at the Towanda Municipal Building, 724 S. Main Street, Towanda, PA.

**Members present:** Jim Lacek, Evelyn Sherburne, Ellen Lacek, Mark Christini, Shannon Clark, Larry Kacyon, Erin Groves

**Members absent:** Keith Long, Ed Ulatowski

**Visitors:** Robert Putnam, Margaret Putnam, Richard Cook, Ruth Smith, Cheri Cranmer, Darren Howell, Scott Hall, Carli Yeager-Hall, Darius Hall

The meeting was called to order by Mr. Lacek.

### **Public Hearing**

Mr. Haight introduced Mr. and Mrs. Scott Hall of 103 Fifth Street who have asked for a variance of the Towanda Borough Zoning Code for a variance of the set-back requirements and lot development as governed by the following Towanda Borough Zoning Sections:

Article I: Scope – Section 73-4-B

Article II: Districts & Map – Sections 73-6, 73-7, 73-10

Article III: District Regulations – Sections 73-13; R-1 District

Article IV: Supplementary Lot, Height & Yard Regulations – Sections 73-22-F, 73-24 A-2;  
73-25

Article XI: Specifications (Definitions) Set-Back Line – Pg. 7408

Article XI: Towanda Borough Schedule of Zoning Regulations

Article XIII: Variances – Sections 73-63(3)

Mr. Haight noted that the purpose of this hearing is to get input from concerned citizens as well as the Halls and then make a non-binding recommendation to the Zoning Hearing Board which will meet on Tuesday, March 23<sup>rd</sup> at 7:00 p.m.

Mr. Haight noted the set-back requirements in an R-1 Zoned District for a corner lot states that at all intersecting public right-of-way lines, no obstructions to vision exceeding thirty (30) inches in height above the established grade of the lot within the triangle formed by the intersecting public right-of-way and a line drawn between points along such street lot lines thirty (30) feet distant from their points of intersection. Also, the required area or space cannot be reduced to less than the minimum required by the ordinance. The set-back for front and back yards is 30' and side yard on a corner lot is 30' or not less than one-half (1/2) of the depth of the minimum front yard required on any adjoining lot fronting on a side street. Any corner lot delineated by subdivision after the adoption of this ordinance shall provide a side street set-back line which shall not be less than the minimum front yard required on any adjoining lot fronting on a side street. Maximum lot coverage is 25%.

Mr. Hall passed out hand-outs showing the development is well within the visibility limits. He is hoping to build a 24' x 34' addition. He has 2 children and the house is quite small. With the addition he hopes to include 2 bedrooms, a laundry room, full bath, 2 walk-in closets and a 2 car garage with living space above. They currently have a 1 car garage and if they have to put the children in the car it is usually parked on the street and is very unsafe. They can't build up because there are cracks in the foundation.

Mrs. Groves asked the persons present their feelings. Mr. & Mrs. Putnam have no objections; there is a letter from Karen Vischansky who lives across the road stating she has no objections; and Mrs. Ruth Smith is present, also with no objections. She likes to see improvements in the neighborhood.

Mrs. Clark noted the lot is not conforming as it is to the code. The improvements would increase taxes and, having children, she is aware the children need more room. Her concern was the visibility as was Mrs. Sherburne's concern.

Mrs. Clark made a motion to approve the variance as described. This was seconded by Mr. Kacyon and passed. The Zoning Hearing Board will meet on this matter on March 23, 2010 at 7:00 p.m. in these council rooms. The public hearing was adjourned at 6:06 p.m.

724 Main Street, Towanda PA 18848

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The Towanda Borough Planning Commission was called to order. Mrs. Lacek made a motion, seconded by Mrs. Groves to accept the minutes of January 19, 2010. The motion was passed.

### **New Business**

The Central Bradford Progress Authority (CB PA) is looking for a new member. This is a five (5) year term and as a municipal borough officer, any member of the Planning Commission is eligible. Their meetings are the 3<sup>rd</sup> Thursday of each month at 12:00 noon. If anyone is interested, please contact a member of the Borough Council.

### **Old Business**

A letter was received from General Code regarding the updates on the editing of the Code. It appears nothing more will be done until May or June. Mr. Haight noted that even though some of the codes seem to be obsolete now, with the present economy and changes in the area, it would be easier to keep these in the code as they may apply at a later date. He stated it is easier to revise these codes than trying to adopt them again. Mrs. Clark stated it would be a good idea to review these with the persons who have a day to day basis of dealing with the codes before a final decision is made to delete any of the present codes.

Mr. Haight also noted that a major look needs to be made of the building code sections. At this time there is a \$500 threshold for routine maintenance. Any reference to BOCA now deals with the UCC or ICC. He also noted that the registration of contractors needs to be looked at again. With the Commonwealth making home improvement contractors register if they did a specific monetary amount of work the previous year, we still need to register new home and commercial builders. He also reminded all that any building more than 2 units is considered a commercial building.

Residential parking was also discussed briefly.

As there was no further business, the meeting was adjourned at 7:00 p.m. The next meeting is scheduled for 5:30 p.m. on March 16, 2010.

Respectfully submitted,

Helen L. Wilcox