

The meeting of the Towanda Borough Planning Commission was held on Tuesday, May 18, 2010 at the Towanda Municipal Building, 724 S. Main Street, Towanda, PA.

Members present: Jim Lacek, Ellen Lacek, Larry Kacyon, Erin Groves, Shannon Clark, Keith Long, Ed Ulatowski, Evelyn Sherburne

Members absent: Mark Christini

Visitors: Jim Haight, Stephen Saylor, Karen Saylor, Daniel Robinson, Francis Kisner, Scott Hall

The meeting was called to order by Mr. Lacek and turned over to Mr. Haight.

Public Hearing

Mr. Haight introduced Mr. & Mrs. Saylor and Mr. Robinson. They are asking for a special exception to convert a third floor storage area at 316 Main Street to two apartments as governed by Towanda Borough Zoning Section: 73-17 C(3). Mr. Robinson explained that the floor on the third floor is sagging; the roof most likely will need to be replaced and there are other structural changes that will have to be made. A structural engineer has assessed this and plans will be developed before the Zoning Hearing Board. They are aware they will have to install a sprinkler system on the third floor and will have to have a larger water line installed from the main. When asked about a fire escape Mr. Robinson stated that one is not necessary with a sprinkler system. The Zoning Hearing Board is scheduled to meet on Tuesday, June 8 at 6:00 p.m. in the Council Rooms. Mr. Ulatowski made a motion seconded by Mrs. Clark to recommend approval to the Zoning Hearing Board provided they continue to rent two parking spaces along with the two already provided. The motion was passed.

724 Main Street, Towanda PA 18848

The Towanda Borough Planning Commission was called to order.

Mr. Lacek suggested that we look into changing the ordinance to include 2nd and 3rd floor apartments or there will be many more hearings on this matter. This is an ongoing situation.

Mrs. Lacek made a motion, seconded by Mrs. Groves to accept the minutes of March 16, 2010. The motion was passed.

Old Business

A letter from Mr. Scott Hall was sent to the Borough Council requesting the Zoning Ordinance, Section 73-22(D) be changed. The Council agreed to send this request to the Borough Planning Commission and the Bradford County Planning Commission. This section deals with visibility on a corner lot. He stated his request for a variance was denied by the Zoning Hearing Board "for what seems to be visibility on a corner lot" and has asked for a six month extension. Mr. Haight informed the members that the Zoning Hearing Board needs to make a decision within sixty (60) days of the Hearing and cannot grant a six month extension. A decision will be handed down by the Zoning Hearing Board at their third meeting on this request on May 27th at 7:30 p.m. Mr. Haight stated that if the Hall's request for a variance is denied by the Zoning Hearing Board their next course of action would be to appeal to the Court of Common Pleas.

In order to change the zoning ordinance, according to Mr. Haight, the Borough Planning Commission would recommend, on behalf of the Borough Council, the changes to the Bradford County Planning Commission. In essence there are three government bodies involved. Mrs. Groves suggested we wait for an answer from the Zoning Hearing Board as their decision has not been made at this time and there is nothing we can do at this time. Mr. Haight also noted that at the first Zoning Hearing Board meeting, Mr. Hall was asked to bring modifications to his plans

back to the board within thirty days that would meet the necessary guidelines. Mr. Haight said this was not done; Mr. Hall refused to make any changes. Mrs. Groves asked Mr. Haight the feasibility of this request in his opinion as a contractor. Mr. Haight noted that in his opinion, there are many ways these plans could have been changed. Mr. Haight also stated the burden of proof for the variance was on the applicant and not the Borough.

After considerably more discussion regarding site restrictions, set backs, etc., Mr. Kacyon made a motion seconded by Mrs. Groves to drop the issue. The motion was passed with Mrs. Sherburne and Mrs. Clark voting nay.

As there was no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Helen L. Wilcox