

The meeting of the Towanda Borough Planning Commission was held on Tuesday, February 21, 2012 at 5:30 p.m. in the council room of the Towanda Municipal Building, 724 Main Street, Towanda PA.

The meeting was called to order by James Lacek.

**Members Present:** James Lacek, Keith Long, Larry Kacyon, Shannon Clark, Evelyn Sherburne, Jimmy Lacek

**Members Absent:** Erin Groves, Mark Christini, Ed Ulatowski

**Visitors:** James Haight, Jeff Ryck, Frank Innes, James Bowen, Elizabeth Bowen, Frank Niemiec, Scott Pellingner

**Public Hearing**

A public hearing is being held to review the request of James Bowen for a Special Exception to the Towanda Borough Zoning Code for the renovation of a Carriage House to include a second story apartment at 217 York Avenue, Towanda. A request for a Use Variance is also being sought by James and Elizabeth Bowen to renovate their private residence at 301 York Avenue, Towanda into a seven (7) unit Bed and Breakfast.

**217 York Avenue**

Mr. Haight stated that in an R-4 zoning district, this request is listed as a special exception. There is sufficient land space as well. Mr. Haight also stated that there are three stamped and dated copies of the architect's drawings. Attorney Frank Niemiec distributed booklets outlining the proposed Carriage House with exhibits. The project, when complete, will be very similar to the way it was back in the early 1900's. Mrs. Clark made a motion, seconded by Mr. Long to approve the Special Exception as presented. The motion was passed.

**301 York Avenue**

Relating to the request for a Bed and Breakfast at 301 York Avenue, Mr. Haight stated this is not a use as stated in the Towanda Borough Zoning for an R-4 district; therefore the request for a Use Variance. He did state there is more than ample space for parking as well as two handicap parking spaces. The exterior will not change. Attorney Niemiec reviewed the plans and exhibits for this project which will include seven (7) bed and breakfast rooms. Each room with the exception of one will have private baths. There is a room on the first floor that is handicap accessible. Attorney Niemiec also stated that this property has been used historically as a Bed and Breakfast, therefore making it a pre-existing use. After some further review and a favorable response from neighbors Mr. Ryck and Mr. Innes, a motion was made by Mr. Kacyon, seconded by Mr. Jimmy Lacek to allow the variance and approve the use. Also, to recommend to Borough Council to add Commercial and Residential Bed and Breakfasts as a Special Exception to the R-4 Zoning District. The motion was passed.

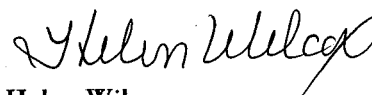
It was noted that plans for this project will have to meet International Building Codes (IBC) which will include either a sprinkler system or fire separators.

Zoning Hearing Board

It was noted because of a conflict the Zoning Hearing for these requests will have to be rescheduled. All will be notified properly when the date for the hearing has been finalized.

As there was no further business, this meeting was adjourned at 6:10 p.m. on a motion made by Mrs. Clark and seconded by Mr. Jimmy Lacek.

Respectfully submitted,



Helen Wilcox  
Recording Secretary