

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Township of Charleston, Tioga County, Pennsylvania, will hold a public hearing and special meeting to consider amending its existing Zoning Ordinance to add definitions, standards, and requirements for Mineral Extraction, to establish application and hearing procedures and criteria for conditional uses, to establish Mineral Extraction as a conditional use in the Agricultural Residential District, and to conduct any other legal business to come before the Board.

The Board will conduct the public hearing and special meeting on May 18, 2026, at 6:00 P.M., at the Charleston Township Offices located at 156 Catlin Hollow Road, Wellsboro, Pennsylvania 16901.

A brief summary of the proposed Ordinance to amend the existing Zoning Ordinance is as follows: Section 1 amends Section 301 of the Zoning Ordinance to update definitions related to mineral extraction; Section 2 adds Article IV, Section 403.1, to establish mineral extraction as a conditional use in the Agricultural Residential District; Section 3 amends Article IV, Section 404, to apply existing lot requirements to conditional uses, and establish a minimum lot size for mineral extraction to be 20 acres; Section 4 amends Article IV, Section 405(B) to establish off-street parking requirements for mineral extraction; Section 5 amends Article IV, Section 405(C)(2) to require adequate loading and unloading and vehicle storage space for mineral extraction; Section 6 amends Article VI by adding Section 611 to establish general criteria for conditional uses and special exceptions, such as pedestrian, motor vehicle, driveway, and off-street parking requirements, maintaining or enhancing the character of the area, minimizing detracting from additional or surrounding development, restrictions on safety and health hazards, sewer and water requirements, storm water management facilities, floodplain compliance, screening, lighting, waste collection and disposal, appropriate possessory rights, and emergency access; Section 7 amends Article VI by adding Section 612 to establish specific criteria for mineral extraction, such as submission of a site plan, compliance with all environmental requirements, restrictions on negative impacts to water supply sources, setbacks, blasting restrictions, a screening plan, fencing, a reclamation plan, and a community and environmental impact analysis; Section 8 amends Article VIII by adding Section 802 to establish procedures for conditional use applications and hearings.

The Ordinance has repealer and severability clauses and an effective date. Copies of the proposed ordinance are available for inspection at the Township Offices located at 156 Catlin Hollow Road, Wellsboro, Pennsylvania 16901, during normal business hours, or by contacting the Township at (570) 724-5353.

Wellsboro Borough Council
By: COX, STOKES, & LANTZ, P.C.
19 Central Avenue
Wellsboro, PA 16901
Solicitors

4/30/26 & 5/7/2026