

MINUTES of the Wellsville City Planning Commission meeting held Tuesday, November 24, 2015, at the temporary Wellsville City Offices, 25 North 100 East in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Paul Egbert, Marcene Parker, and Brian Pattee. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, and Councilman Carl Leatham. A copy of the Notice and Agenda was posted, faxed, and emailed to the Herald Journal, and mailed to the Planning Commission on November 20, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Anna Poppleton Kevin Boydston

Opening Ceremony: Paul Egbert

Planning Commission member Chris Clark was excused from this meeting.

Ruth P. Maughan reviewed the agenda with the Commission. Don Hartle stated that he would like to discuss a potential annexation. Jay Nielson stated that he would like to give the Planning Commission an update on the code and discuss Sharp Transportation. After discussion, Marcene Parker made a motion, seconded by Paul Egbert to approve the agenda with the additions.

<u>YEA 4</u>	<u>NAY 0</u>
Paul Egbert	
Ruth P. Maughan	
Marcene Parker	
Brian Pattee	

The Commission reviewed the minutes for the Commission meeting which was held October 28, 2015. There was a word change on line 123. After review, Brian Pattee made a motion, seconded by Marcene Parker, to approve the minutes of the October 28, 2015 meeting with the change.

<u>YEA 4</u>	<u>NAY 0</u>
Paul Egbert	
Ruth P. Maughan	
Marcene Parker	
Brian Pattee	

At 6:05 p.m., conduct a public hearing to receive public input, then consider making a recommendation to the City Council on a request from Anna Poppleton that the land use map, the zoning map, and the code be amended to rezone property at 165 South 300 East (tax I.D. # 10-014-0028) from RA-1 to R-1-12. Don Hartle stated that the land use map shows this property as potential R-1-12. The Planning Commission received copies of the zoning map only. Anna Poppleton stated that she is proposing to modify her property from RA-1 to R-1-12. Paul Egbert asked if the property is currently zoned 1 acre and the change will allow 12,000 square-foot lots. Mr. Hartle stated that is correct. Mr. Egbert stated that this proposal meets the General Plan and is contiguous. Kevin Boydston asked if there would be 3 lots. Ms. Poppleton stated that there would be only 1 home built that would face 200 South. City Planner Jay Nielson that this property can be rezoned because of the General Plan and it is contiguous to other property that is zoned R-1-12. Mr. Nielson stated that as long as the subdivision meets the code, it doesn't matter. Mr. Nielson stated that Wellsville City shouldn't commit to what the subdivision would look like. Ruth P. Maughan stated that the subdivision would be discussed at a future public hearing.

At 6:10 p.m., the public hear was closed.

After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to recommend to the City Council on a request from Anna Poppleton that the land use map, the zoning map, and the code be amended to rezone property at 165 South 300 East (tax I.D. # 10-014-0028) from RA-1 to R-1-12.

YEA 4
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

The Planning Commission was to discuss with Lyle B. Hoffman the appearance that he may have cut into a slope on his property at 332 West Pinecrest Circle that exceeds a slope greater than 20%. Don Hartle stated that a woman called and stated that they would not be attending this meeting. Mr. Hartle stated that the Planning Commission needs to discuss the next course of action. Ruth P. Maughan stated that they may be out of town for Thanksgiving. City Planner Jay Nielson stated that the Planning Commission can give them the benefit of doubt. Mr. Nielson stated that by them calling and saying they won't be attending this meeting says something. Mr. Nielson suggested adding them to the next agenda, sending them a brief letter, and go from there. Mr. Hartle stated that there is a full agenda for the next meeting and doesn't know what time to tell them to arrive. Marcene Parker stated that they should be added to the agenda for the next meeting so that it doesn't slip through the cracks, and if something should happen, Wellsville City can show that they have been doing their due diligence. Mr. Nielson stated that he agrees with Ms. Parker, and that it will show that Wellsville City is being diligent and timely, and staying on top of this issue.

City Planner Jay Nielson discussed Sharp Transportation with the Planning Commission. Mr. Nielson stated that the Planning Commission approved a conditional use permit for Sharp Transportation. Some of the conditions were landscaping and no occupancy issued until the landscaping is complete. On the surface, this land sounds great. Mr. Nielson stated that no plans have been approved. Mr. Nielson stated that there may be things completed during the winter months that are contraire to the code. The inspector will perform a final inspection, and the moving truck and employees will be waiting to move into the new building. Mr. Nielson stated that Wellsville City will be seen as the bad guys. Mr. Nielson stated that Mr. Sharp will move into the building anyways. Once they have moved in, Wellsville City will be hard-pressed to get anything done. Mr. Nielson suggested preparing a letter about the landscape requirements and getting some documentation in from Mr. Sharp. Mr. Nielson stated that this issue hasn't been before the City Council yet concerning the sidewalk improvements. Mr. Nielson suggested inviting Mr. Sharp to a future Planning Commission meeting to update on the conditions of approval and that he is prepared to address each one. The Planning Commission agreed.

City Planner Jay Nielson stated that there is a series of clarifications needed for the proposed new code. Mr. Nielson asked that the Planning Commission hold a workshop on January 27, 2016 to make those clarifications. The Planning Commission agreed.

Don Hartle discussed a potential annexation with the Planning Commission. Steve Earl, representing Landmark Engineering, and also working on the subdivision that is proposed by Bill Bertolio, asked if Wellsville City would like to clean up a mess. The back portions of the lots south of the proposed subdivision are located in the county. If the subdivision is annexed and approved, it will create an island. Mr. Hartle stated that he recommends that all of the property in this area be annexed into Wellsville City. The Planning Commission agreed.

At 6:36 p.m., Marcene Parker made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 4
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

Ruth P. Maughan
Chairperson