

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 10, 2016, at the temporary Wellsville City Offices, 25 North 100 East in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, and Marcene Parker. Also present were City Manager/Recorder Don Hartle 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 February 5, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Darwin Hill

Opening Ceremony: Chris Clark

Planning Commission member Brian Pattee was excused from this meeting.

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Marcene Parker made a motion, seconded by Paul Egbert to approve the agenda as presented.

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

The Commission reviewed the minutes for the Commission meeting which was held January 27, 2016. After review, Chris Clark made a motion, seconded by Marcene Parker, to approve the minutes of the January 27, 2016 meeting as presented.

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Chris Clark		Paul Egbert
Ruth P. Maughan		
Marcene Parker		

Darwin Hill met with the Planning Commission to discuss a proposed shop at 461 South 200 West. Darwin Hill stated that he is representing his youngest son, Jeremy, who would like to build a storage shop behind his home. The size of the shop is 40 feet by 60 feet. The shop will be located in the southwest corner of the property. Don Hartle stated that this item is not required to come before the Planning Commission, but other residents have built similar buildings. Mr. Hartle has issued the zoning clearance, and then the resident begins to do business out of the shop. Paul Egbert asked what the height of the building would be. Mr. Hill stated that the plans show 16-foot walls. Mr. Hartle stated that all of those type of issues would be discussed when the zoning clearance is issued. Mr. Egbert asked if there would be electricity and plumbing to the building. Mr. Hill stated that there would be electricity, but he didn't know if there would be any plumbing. Ruth P. Maughan stated that this shop will be used for storage only and no business will be conducted out of it. Ms. Maughan stated that there will be no residence inside of the building. Ms. Maughan asked if Mr. Hill's son still has the mother-in-law apartment as part of his home. Ms. Hill stated that his mother-in-law still lives there. Ms. Maughan asked about landscaping. Mr. Hill stated that his son is thinking about it. After discussion, Chris Clark made a motion, seconded by Paul Egbert, to accept the plan to build a shop for Jeremy Hill and that it is used strictly for storage purposes only.

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

Don Hartle stated that the Planning Commission is to review the land use code in two weeks. Ruth P. Maughan has a conflict, and asked if the review could be postponed for another two weeks. Marcene Parker stated that she will be out of town that week. Paul Egbert suggested that City Planner Jay Nielson

email the final land use code to the Planning Commission and they can begin to review it. Mr. Hartle stated that he will talk with Mr. Nielson about beginning the review on the land use code on March 23. Ms. Parker asked if the City Council will review the land use code with the Planning Commission at the same time. Mr. Hartle stated that he didn't think it would be a good idea.

At 6:13 p.m., Marcene Parker made a motion, seconded by Paul Egbert, to adjourn the meeting.

**YEA 4**

Chris Clark  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

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Ruth P. Maughan  
Chairperson