

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 24, 2016, at the temporary Wellsville City Offices, 25 North 100 East in Wellsville. Commission members present were Chairman Pro-tem Paul Egbert, Chris Clark, and Marcene Parker. 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 February 19, 2016. The meeting was called to order at 6:00 p.m. by Chairman Pro-tem Paul Egbert.

Others Present: Jennifer Leishman Lorraine Cherry Anna Poppleton
Marshall Lindsay Scott Gary

Opening Ceremony: Marcene Parker

Planning Commission members Ruth P. Maughan and Brian Pattee were excused from this meeting.

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

YEA 3 NAY 0
Chris Clark
Paul Egbert
Marcene Parker

The Commission reviewed the minutes for the Commission meeting which was held February 10, 2016. After review, Marcene Parker made a motion, seconded by Chris Clark, to approve the minutes of the February 10, 2016 meeting as presented.

YEA 3 NAY 0
Chris Clark
Paul Egbert
Marcene Parker

At 6:05 p.m., conduct a public hearing to receive public input, then consider for approval the Concept Plan for the Cherry Subdivision, consisting of a total of 2 lots (1 additional building lot) on property at 165 South 300 East. Ms. Cherry stated that her mother, Ms. Poppleton, owns approximately 1 ¼ acres of property. There is be a 12,000 square-foot lot for the existing home, and Ms. Cherry will purchase .98 of an acre to build a single-family dwelling. Paul Egbert asked if Ms. Cherry had reviewed the comments from City Engineer Chris Breinholt. Don Hartle handed a copy of the comments to Ms. Cherry. Mr. Hartle stated that the 4 items are issues that need to be corrected on the plat. Mr. Egbert asked if the house would be facing south. Ms. Cherry stated yes. Marcene Parker asked about the flood plain. Ms. Cherry stated that they are not building next to the slope. Ms. Parker asked if Wellsville City needed approval from FEMA before the concept plan could be approved. Carl Leatham stated that the slopes greater than 20% are more of a concern than the flood plain. City Planner Jay Nielson stated that it is not clear what type of property is in the 30-foot setback. Ms. Cherry stated that the property is very flat with a sudden drop off. Ms. Cherry asked if she needs to submit another plat with more details. Mr. Egbert asked if Ms. Cherry has shown enough information that meets the requirements of the concept level. Mr. Nielson stated that there is enough information to meet his concerns. Mr. Hartle stated that that the plat should show the slope from the barn to the sensitive lands below. Mr. Egbert stated that the Preliminary Plat should include the sensitive lands note and identify what part of the property is in the FEMA flood plain. Mr. Nielson stated that the correct verbiage needs to be added to the plat. It can be found in the Wellsville City code 11-5-4C3A. Mr. Egbert stated that the setbacks for the current home should also be shown on the plat.

At 6:28 p.m., the public hearing was closed.

After discussion, Chris Clark made a motion, seconded by Marcene Parker, to approve the Concept Plan for the Cherry Subdivision, consisting of a total of 2 lots (1 additional building lot) on property at 165 South

300 East, and to add the sensitive land comment found in Wellsville City code 11-5-4C3A.

YEA 3
Chris Clark
Paul Egbert
Marcene Parker

NAY 0

Bruce Leishman was to meet with the Planning Commission to discuss a potential concept plan. Don Hartle stated that Mr. Leishman was unable to attend this meeting. Mr. Hartle handed out some copies of a potential concept plan to the Planning Commission. Mr. Hartle stated that he told Mr. Leishman that the Planning Commission wouldn't discuss this issue until he could be present.

The Planning Commission continued consideration of a request from Marshall Lindsay for a conditional use to operate a landscape product store on property on the southwest corner of the intersection of 400 North and 900 East. Marshall Lindsay stated that he met with the City Council last week, and they approved temporary restroom facilities for 6 months from the time the business license was issued. Marcene Parker asked if this is a store or a business. Mr. Lindsay stated that he will be selling landscaping products. It was decided that this is a business. The building will be his office. Don Hartle stated that if this is approved, it should be approved through the end of the year, and review at the beginning of next year. Mr. Lindsay stated that there are other issues that need a timeline, such as, covering the irrigation ditches, water/sewer, sidewalk, and landscaping of the property. Paul Egbert suggested that a full plan be prepared that meets Wellsville City code, and then put each issue into a phase. Mr. Egbert asked about flexibility. City Planner Jay Nielson stated that Mr. Egbert is correct. The Planning Commission can't approve a plan that doesn't meet the code. Mr. Nielson stated that Mr. Lindsay should decide what he can do now with the property, and what items need to be phased in. Carl Leatham stated that the City Council only approved waiving the sewer hook-up for 6 months and nothing else. Mr. Egbert stated that this property is zoned CH, Highway Commercial, but it doesn't front the highway. There is a different in the landscaping code and setbacks. Mr. Lindsay asked where he would be able to find out this information. Mr. Nielson stated that it is on Wellsville City's website under Design Standards and Specifications. Mr. Nielson stated that the landscaping code isn't on the website, but Mr. Nielson will email a copy of the landscaping code to Mr. Lindsay. Mr. Leatham stated that Eastfield Irrigation needs to be addressed and contacted. Mr. Lindsay stated that he contacted Jim Anderson, but hasn't heard back from him. Mr. Lindsay asked if he needs more of an improved plan. Mr. Nielson stated that he would be wise to contact someone who has prepared plans in the past, such as an architect. Mr. Nielson stated that he could hire an engineering firm that also employs architects. The engineer could contact City Engineer Chris Breinholt to determine what needs to be put on the drawing. The drawing also needs to be drawn to scale. After discussion, Marcene Parker made a motion, seconded by Chris Clark, to continue this discussion at a future Planning Commission meeting.

YEA 3
Chris Clark
Paul Egbert
Marcene Parker

NAY 0

At 6:55 p.m., Chris Clark made a motion, seconded by Marcene Parker, to adjourn the meeting.

YEA 3
Chris Clark
Paul Egbert
Marcene Parker

NAY 0

Paul Egbert
Chairperson Pro-tem