

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, March 23, 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, 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 March 18, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman John Cherry Judy Nielson

Opening Ceremony: Paul Egbert

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

<u>YEA 5</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Ruth P. Maughan	
Marcene Parker	
Brian Pattee	

The Commission reviewed the minutes for the Commission meeting which was held February 24, 2016. There was a word change on line 73. After review, Chris Clark made a motion, seconded by Marcene Parker, to approve the minutes of the February 24, 2016 meeting with the change.

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 2</u>
Chris Clark		Ruth P. Maughan
Paul Egbert		Brian Pattee
Marcene Parker		

The Commission reviewed the minutes for the Commission meeting which was held March 9, 2016. There were word changes on lines 3 and 50. After review, Paul Egbert made a motion, seconded by Chris Clark, to approve the minutes of the March 9, 2016 meeting with the changes.

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 2</u>
Chris Clark		Marcene Parker
Paul Egbert		Brian Pattee
Ruth P. Maughan		

The Planning Commission reviewed for approval the Preliminary Plat for the Cherry Subdivision, consisting of a total of 2 lots (1 additional building lot) on property at 165 South 300 East. John Cherry stated that he is seeking approval of the Preliminary Plat for the Cherry Subdivision. Ruth P. Maughan reviewed the memorandum submitted by City Engineer Chris Breinholt dated March 22, 2016. There were 4 items on the memorandum. Ms. Maughan asked if there were any questions. Paul Egbert asked if the City Council had addressed the sidewalks on both sides of the street. Carl Leatham stated that the City Council waived sidewalks on both sides of the street. Mr. Egbert stated that the existing home is now on a minimum lot size. Mr. Egbert stated that in the future, it takes all the flexibility out of the existing home. Mr. Cherry stated that he looked at purchasing the entire piece of property. The remodeling of the home for what they need was more expensive than building a new home. Mr. Cherry stated that they maximized purchasing as much property as they could in order for it to stay in the family. Brian Pattee stated that there are 2 different sewer options and asked if there is a reason for it. Mr. Cherry stated that the surveyor added it to the plat. Ms. Maughan asked if the home will be facing south. Mr. Cherry stated yes. Mr. Egbert asked where they would enter the driveway from. Mr. Cherry stated that their driveway will come off of 200 South. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to approve the Preliminary Plat for the Cherry Subdivision, consisting of a total of 2 lots (1 additional building lot) on

property at 165 South 300 East with the conditions outlined in the memorandum submitted by City Engineer Chris Breinholt dated March 22, 2016.

YEA 5

Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

City Planner/Zoning Consultant Jay Nielson conducted a workshop and presentation to the Planning Commission on the 2nd revision to the Land Use Code.

At 8:20 p.m., Paul Egbert made a motion, seconded by Chris Clark, to adjourn the meeting.

YEA 5

Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

Ruth P Maughan
Chairperson