

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, June 22, 2016, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Paul Egbert, 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 June 17, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Tamara Poppleton David Bankhead Stephan Bankhead  
Jeremy Burbank Robyn Bankhead Aaron Selvage  
Kent Bankhead Katie Cobia Jordan Cobia  
Ryan Price Warren Youngberg Ryan Lamoreaux

Opening Ceremony: Ruth P. Maughan

Planning Commission members Chris Clark and Brian Pattee were excused from this meeting.

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

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

The Commission reviewed the minutes for the Commission meeting which was held May 25, 2016. There was a word change on line 118. After review, Marcene Parker made a motion, seconded by Paul Egbert, to approve the minutes of the May 25, 2016 meeting with the correction.

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

Tamara Poppleton met with the Planning Commission to discuss a lot line adjustment. The request is for a lot line adjustment that involves tax I.D. numbers 10-028-0017 and 10-028-0043. With approval from the Planning Commission, it will make the lot 10-028-0043 come into compliance with the required frontage. After a brief review and discussion, Paul Egbert made a motion, seconded by Marcene Parker, to approve a lot line adjustment for Tamara Poppleton as requested.

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

The Planning Commission reviewed a lot line adjustment in the Wellsville Ranch Estates Subdivision. The lot line adjustment is for lots 36 and 37. Both property owners have agreed to the change. There will be no net change in the size of the lots; it is just the configuration of the lots. After discussion, Marcene Parker made a motion, seconded by Paul Egbert, to approve the lot line adjustment in the Wellsville Ranch Estates Subdivision.

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

Jerry Zesiger was to meet with the Planning Commission to discuss possible sale of property. Mr. Zesiger was unable to attend this meeting. Don Hartle explained to the Planning Commission that Mr. Zesiger, who owned a home at 76 South 200 West, purchased some property within the block several years ago with access to the new property off of 100 South. At some point in time, Mr. Zesiger combined the two parcels into one tax I.D. number. Mr. Zesiger is now considering selling the property into two different parcels. Mr. Hartle explained that he could not divide the property, but Mr. Zesiger wanted the Planning Commission to consider the request. The Planning Commission discussed the matter. After discussion, Paul Egbert made a motion, seconded by Marcene Parker, that the property cannot be subdivided as it would make the interior lot restricted.

**YEA 3**  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

At 6:15 p.m., conduct the following 2 public hearings:

First, Alisha Pierce at 873 East 675 North has requested approval for a conditional use to operate a preschool as a Level 1 “Home Occupation” out of her home at said address. The Planning Commission shall receive public input, then consider for approval the request for the conditional use. Alisha Pierce was not in attendance at this meeting, however, the Planning Commission did conduct the public hearing. There was no one in attendance that had input on the matter. After discussion, Paul Egbert made a motion, seconded by Marcene Parker, that the issue be continued at a later Planning Commission meeting.

**YEA 3**  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

Second, David Bankhead, agent for Bankhead Properties LLC has requested that the code and the zoning map be amended to rezone the south half of the block between 800 South and 900 South and from Center Street to 100 East from RA-1 to R-1-12. The Planning Commission shall receive public input, then consider making a recommendation to the City Council on the request. David Bankhead explained their request, and stated that he had checked with Don Hartle concerning the land use map. The land use map in the General Plan indicated that the property could be rezoned to R-1-12. There was no one in the audience that had input on the matter. After discussion by the Planning Commission, with all agreeing that they could not see any problem with the property being rezoned, Marcene Parker made a motion, seconded by Paul Egbert, that the Planning Commission recommend to the City Council that the south half of the block between 800 South and 900 South and from Center Street to 100 East be rezoned to R-1-12.

**YEA 3**  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

City Planner Jay Nielson updated the Planning Commission on the scale sign for Cat at Maverik. Mr. Nielson reminded the Planning Commission that in previous meetings, they had authorized himself and Don Hartle to work with/and approve the sign for Cat. In working with them, they can have a monument sign and will have a small sign on a post by the scales. Both Mr. Nielson and Mr. Hartle are in agreement with their new plan. After discussion, Paul Egbert made a motion, seconded by Marcene Parker, that the conditional use permit be amended to allow for the scale sign.

**YEA 3**  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

City Planner/Zoning Consultant Jay Nielson conducted a workshop and presentation to the Planning Commission on the 2<sup>nd</sup> revision to the Land Use Code. The complete revision has now been gone through twice. Mr. Nielson will now put it into final form, and a public hearing will be scheduled.

At 7:28 p.m., Marcene Parker made a motion, seconded by Paul Egbert, to adjourn the meeting.

**YEA 3**

Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

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Ruth P Maughan  
Chairperson