

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, September 14, 2016, at the Wellsville City Offices, 75 East Main 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 September 9, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	Jeff Udy	Bridget Udy
	Katie Christensen	Alison Ewing	Marcie Suchow
	Mike Suchow	Kelli Evans	Sam Winward
	Jonathan Cook	Scott Wells	

Opening Ceremony: Chris Clark

Ruth P. Maughan reviewed the agenda with the Commission. Don Hartle stated that item 6C and item 7 cancelled. Mr. Hartle added an item to discuss a potential business. After discussion, Chris Clark made a motion, seconded by Brian Pattee to approve the agenda with the changes.

<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 August 24, 2016. After review, Marcene Parker made a motion, seconded by Paul Egbert, to approve the minutes of the August 24, 2016 meeting as presented.

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

At 6:05 p.m., conduct the following public hearings:

First, receive public input, then consider for possible approval on a request from Jeff and Bridget Udy for a conditional use for a 3 dog kennel at their home at 380 South Center. Jeff Udy stated that they are seeking a kennel license because they own three dogs. Paul Egbert asked what breed of dogs they owned. Mr. Udy stated that they own a lab, a pit bull, and a chihuahua. Marcene Parker asked if the dogs were inside or outside dogs. Mr. Udy stated that they are outside dogs.

At 6:06 p.m., the public hearing was closed.

After discussion, Brian Pattee made a motion, seconded by Paul Egbert, to approve the request from Jeff and Bridget Udy for a conditional use for a 3 dog kennel at their home at 380 South Center.

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

At 6:07 p.m., receive public input, then consider for possible approval on a request from Katie Christensen for a conditional use for a Level 1 “Home Occupation” to provide bookkeeping services from her home at 563 North 850 East. Katie Christensen stated that she does books for businesses out of her home. There will be no one coming to her home. Chris Clark asked if this business is conducted over the internet. Ms. Christensen states yes.

At 6:08 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to approve the request from Katie Christensen for a conditional use for a Level 1 “Home Occupation” to provide bookkeeping services from her home at 563 North 850 East.

YEA 5

NAY 0

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

At 6:09 p.m., receive public input, then consider for possible approval on a request from Marcie Suchow for a conditional use for a Level 2 “Home Occupation” to operate a cosmetology salon out of her home at 851 East 675 North. Marcie Suchow stated that she owns the home. She and two other cosmetologists would work out of her home. The front area of the home will be converted into a salon. This area of the home has a separate entrance. Ms. Suchow stated that they will be doing hair, nails, and eyelash extensions, all of which they are certified to do. Ms. Suchow stated that there is room in her driveway for six vehicles. The hours of operation will be from 9:00 a.m. to 5:00 p.m. or 6:00 p.m., depending on if a client goes over. Chris Clark asked if there would be an advertizing. Ms. Suchow stated that they advertize over social media. Ms. Suchow stated that she and her co-workers have worked at other salons and have built up their cliental. Mr. Clark asked if there would be any signage on the property. Ms. Suchow stated no. Ruth P. Maughan stated that there would be two workers there at a time. Ms. Suchow stated yes. Ms. Maughan stated that a condition for a home occupation is so that neighbors under normal circumstances would not know about the business. Marcene Parker stated that the application states that the hours are from 9:00 a.m. to 5:00 p.m., Monday through Friday. Ms. Suchow stated that she wrote the application for a broad spectrum.

At 6:14 p.m., the public hearing was closed.

After discussion, Marcene Parker made a motion, seconded by Chris Clark, to approve the request from Marcie Suchow for a conditional use for a Level 2 “Home Occupation” to operate a cosmetology salon out of her home at 851 East 675 North.

YEA 5

NAY 0

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

Don Hartle stated that there is in individual that owns a vehicle similar to a food truck that he would like to sell t-shirts out of. Mr. Hartle stated that this individual would find someone who is willing to allow him to park his vehicle on their property. Mr. Hartle asked if this individual needs a solicitor’s license or a conditional use permit. City Planner Jay Nielson stated that Wellsville City would want to specify that the property is non-residential. Mr. Nielson stated that the individual would need to find a vacant property that is still zoned commercial. Paul Egbert stated that Wellsville City would need to verify the proper zone for this type of business. Mr. Nielson stated that there might be other conditions. Mr. Hartle stated that the individual would need to find a specific property, non-residential, a conditional use, and a solicitor’s

license. The Planning Commission agreed.

Sam Winward met with the Planning Commission to discuss a preliminary concept plan. Sam Winward stated that he submitted a rough draft to Don Hartle, and asked if it was mailed to the Planning Commission in their packet. The Planning Commission stated yes. Mr. Winward stated that he owns a financial planning business. His office is currently in his home. Mr. Winward stated that he has a couple of employees, and that they are running out of room at his home. Mr. Winward asked that the Planning Commission review this preliminary concept plan before he spends a lot of money on a plan that will not work. Paul Egbert asked about the parking stall, the square footage, and the usage. Mr. Winward stated that the building is 1,800 square feet with six parking stalls. Brian Pattee asked if Mr. Winward would be required to have a dumpster. Don Hartle stated that a black garbage can would be sufficient. City Planner Jay Nielson stated that because financial planning is not listed, the required parking stalls are one stall for every two employees. Mr. Pattee asked about handicapped parking stalls. Mr. Nielson stated that there is nothing in the code concerning handicapped parking stalls. Don Hartle asked what the width of the side yard on the west side is. Mr. Winward stated that the sidewalk is just a few feet off the property line. Mr. Hartle asked if Mr. Winward plans to have a zero side yard. Mr. Winward stated yes. Mr. Nielson stated that this is a great site plan, and to now follow through with the details. Ruth P. Maughan wished Mr. Winward good luck with the project.

Carl Leatham stated that he discussed last week with the City Council properties that were commercial use, but are in the residential zone. Mr. Leatham stated that the City Council would like the Planning Commission to grandfather in those properties so that the buildings can be used as commercial use again. Ruth P. Maughan asked what properties the City Council discussed. Mr. Leatham stated that there is the building owned by Mike Leishman, the building owned by Norm Leatham, the building owned by Tracy Bailey, and the Twin Peaks Auto building. Mr. Leatham stated that the option should be there for the property owner to request it. This option is for existing buildings with previous businesses only. Brian Pattee stated that the property would need to be rezoned. Mr. Leatham stated that there should be an option to rezone the property. This will give the property owner a way to use the buildings. Mr. Leatham asked that the Planning Commission think of ideas. Paul Egbert stated that the question is what the community wants the location to adapt to. Mr. Leatham stated that if Mike Leishman cannot find another cabinet shop to use his building, his only option is to tear down the building and sell the property as a building lot. Mr. Leatham stated that Wellsville City needs to find a more flexible use for the buildings. Mr. Pattee stated that there would definitely need to be some conditions. Ruth P. Maughan asked where the Planning Commission should start. Don Hartle stated that Mike Leishman was in his office today. This is not a simple issue. Mr. Hartle stated that Mike Leishman will be attending the City Council meeting next week. Mr. Hartle stated that the plat map shows that Mr. Leishman owns 1 ½ acres, but Mr. Leishman thinks that he owns three acres. Mr. Hartle stated that he suggested that Mr. Leishman survey the property to see how much he does own. Ms. Maughan asked how the Planning Commission should proceed. Mr. Hartle suggested that the Planning Commission wait until after the next City Council meeting to see if the City Council has any additional ideas. Ms. Maughan asked that Mr. Hartle put together a list of the properties.

At 7:16 p.m., Paul Egbert made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 5

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

NAY 0

Ruth P. Maughan
Chairperson