

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, November 9, 2016, at the Wellsville City Offices at 75 East Main. Commission members present were Chairwoman Ruth P. Maughan, Kaylene Ames, Chris Clark, Paul Egbert, Marcene Parker, and Brian Pattee. Also present were City Manager/Recorder Scott Wells, 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 November 4, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Byron Anderson Diane Anderson
Cody Anderson Jonathan Cook

Opening Ceremony: Brian Pattee

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

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

The Commission reviewed the minutes for the Commission meeting which was held October 26, 2016. There was a word change on line 164. After review, Marcene Parker made a motion, seconded by Paul Egbert, to approve the minutes of the October 26, 2016 meeting with the change.

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

At 6:05 p.m., conduct a public hearing to receive public input, then consider for possible approval the concept plan for the Byron Anderson Subdivision consisting of a total of 2 lots (1 additional building lot) on the property at 68 North 200 West. Byron Anderson stated that his son and his family would like to build a home next to his. Ruth P. Maughan stated that lot 2 is only 80 feet wide, and asked if Mr. Anderson had been to the Board of Adjustments. Mr. Anderson stated that he had been to the Board of Adjustments, and they did approve it. Paul Egbert asked if there was any information from the Board of Adjustments. Scott Wells stated that he could get it, but did not have the information with him. Carl Leatham stated that he attended the Board of Adjustments meeting, and it passed with no restrictions. Ms. Maughan asked about sewer and water to lot 2. Mr. Anderson stated that the water line is in the front of the home, and the sewer is behind the home, but in front of the shop. Ms. Maughan asked if the water was on the east side of the road. Mr. Anderson stated that it is located on the west side of the road. Ms. Maughan stated that they would have to bore the road to connect to the water line. Mr. Anderson stated that is correct. Mr. Egbert asked if there is an easement for the sewer in the back yard. Mr. Anderson stated that there is a 10-foot easement on both sides of the sewer line for a total of 20 feet. Ms. Maughan asked if this is where the sewer line runs in that neighborhood. Mr. Anderson stated that the sewer line runs from the back of Nina Darley's home to the back of Jeff Andrews' home. Mr. Egbert stated that the public utility easement is 10 feet around the property lines. Mr. Egbert stated that some PUE's did not show up on this plan. Mr. Egbert stated that the 10-foot PUE's are shown on lot 2, but they are not shown on the north boundary of lot 1. Mr. Anderson stated that it was missed on the plan, but it is there. Mr. Egbert stated that the other 10-foot easement on the side of the sewer line was also missed.

At 6:09 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Brian Pattee to approve the concept plan for the Byron Anderson Subdivision consisting of a total of 2 lots (1 additional building lot) on the property at 68 North 200 West.

YEA 5

NAY 0

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

City Planner Jay Nielson stated that his goal is to have the code and grandfather research completed by the first meeting in December.

City Manager Scott Wells stated that on November 12, 2016, there is a land use seminar if the Planning Commission is interested in attending.

City Manager Scott Wells reminded the Planning Commission that there is a Summit tomorrow if they would like to attend.

City Manager Scott Wells stated that there is an individual that is interested in renting/purchasing the Sharp Transportation shed located at 300 East 400 North. Mr. Wells stated that it is a warehouse business. There is no running water or sewer to the building. Mr. Wells asked if this individual has the ability to run a business out of this building. City Planner Jay Nielson stated that if the business is storage only, there is no problem. Mr. Nielson stated if there is any kind of employees, they would be required to have utility services to the building.

Brian Pattee stated that there is a pole barn being built in the backyard of a home located at 200 South and Highway 89/91. Mr. Pattee understood that there is a required setback of 150 feet along Highway 89/91. City Planner Jay Nielson stated that the General Plan requires larger setbacks along the highway, but the current code does not address them. Mr. Nielson stated this is why Wellsville City needs to adopt the new code.

Ruth P. Maughan asked that the Planning Commission review the residence of David Kurek. He is now parking trailers at his home for his business.

At 6:24 p.m., Paul Egbert made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 5

NAY 0

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

Ruth P. Maughan
Chairperson