

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, December 14, 2011, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Paul Egbert, John Spence and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle and Councilmen 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 December 9, 2011. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Carrie Norr Roger Norr
Jens Travntein Jonathan Cook

Opening Ceremony: Carrie Norr

Loyal Green reviewed the agenda with the Commission. After review, John Spence made a motion, seconded by Russell Glenn, that the agenda be approved as presented.

YEA 5 NAY 0
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

The Commission reviewed the minutes for the Commission meeting which was held November 30, 2011. There were word changes on lines 57, 59, 82, 83, 93, 94, 95, and 96. After review, John Spence made a motion, seconded by Paul Egbert, that the minutes of the November 30, 2011 meeting be approved with the corrections.

YEA 5 NAY 0
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

At 6:05 p.m., conduct a public hearing to receive public input and consider for approval a request from Roger Norr for a conditional use for a Level 1 "Home Occupation" for Rollin West Bar-B-Que concessions to be operated from his home at 181 West 100 North. Mr. Norr stated that he has a trailer that is parked at his home. The trailer is self-contained, and made to go to special events. Russell Glenn asked if there was anything done inside of the home. Mr. Norr stated that nothing happens inside the home. The preparation and cooking of the food all takes place inside of the trailer. Mr. Norr stated that he uses his home for office space and storage. John Spence asked about the trailer. Mr. Norr stated that it is a 22-foot aluminum trailer, all self-contained and locked. Loyal Green stated that the application says that the trailer is parked 180 feet off of the street. Mr. Norr stated that is correct. The trailer is parked to the side and rear of his home. Mr. Glenn stated that the Wellsville City code requires trailers to be parked to the side and behind the front of the home. Mr. Spence asked what kind of events Mr. Norr attends. Mr. Norr stated that they like to attend larger events because he can smoke about 300 pounds of meat at a time. Mr. Glenn asked about employees. Mr. Norr stated that he has no employees, just him and his wife. Mr. Norr stated that when they attend the event, his son and daughter-in-law sometimes come with them to help. Mr. Norr stated that no sales will take place from his home, and he will not sell from his yard. After discussion, M. Kent Larsen made a motion, seconded by John Spence, to approve a request from Roger Norr for a conditional use for a Level 1 "Home Occupation" for Rollin West Bar-B-Que concessions to be operated from his home at 181 West 100 North, and that his home is used mainly for office space and storage. The preparation and cooking of the food takes place in the trailer.

YEA 5
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Carl Leatham thanked everyone who attended the public hearing last week.

At 6:13 p.m., Russell Glenn made a motion, seconded by John Spence, to adjourn the meeting.

YEA 5
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman