

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, December 28, 2011, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, 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 23, 2011. The meeting was called to order at 6:00 p.m.

Others Present: Cory Hubbard

Opening Ceremony: Russell Glenn

Loyal Green reviewed the agenda with the Commission. After review, M. Kent Larsen made a motion, seconded by Russell Glenn, that the agenda be adopted with the addition of discussing a potential rezone.

<u>YEA 3</u>	<u>NAY 0</u>
Russell Glenn	
Loyal Green	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held December 14, 2011. After review, Russell Glenn made a motion, seconded by M. Kent Larsen, that the minutes of the December 14, 2011 meeting be approved as presented.

<u>YEA 3</u>	<u>NAY 0</u>
Russell Glenn	
Loyal Green	
M. Kent Larsen	

At 6:05 p.m., conduct a public hearing to receive public input, then to consider making a recommendation to the City Council on a request from Cory Hubbard that property on the west side of 200 West from 451 South to 475 South be rezoned from RA-1 to R-1-12. Cory Hubbard stated that he owns a piece of property that has 165 feet of frontage, 330 feet deep and totals 54,450 square feet. Said property is identified by county tax identification number 10-026-0009. Mr. Hubbard would like to get the property rezoned so that he can subdivide it into 2 equal building lots. The facts of the property were discussed including that the land use map indicated that the property could be rezoned to R-1-12, and that all of the infrastructure is already to the property. There was no one in attendance to voice an opinion. After discussion, M. Kent Larsen made a motion, seconded by Russell Glenn, that the Planning Commission recommend to the City Council that the City Code including the zoning map be amended to rezone said property from RA-1 to R-1-12.

<u>YEA 3</u>	<u>NAY 0</u>
Russell Glenn	
Loyal Green	
M. Kent Larsen	

Don Hartle requested from the Planning Commission concerning how he should proceed on a request from Dave Kurek that the 3 cornered piece of property bordered by Highway 89/91, 200 East, and 760 South be rezoned so that the owner of the property where South Valley RV Repair shop is located could expand the Highway Commercial area which would require the twin home and the single family dwelling on these said property to be rezoned and lot line adjustments to be made. The pros and cons were discussed, and the conclusion of the Planning Commission was to get all the parties to the 3 different properties to attend a planning commission meeting so that the matter can be discussed in detail and the course of action determined.

At 6:19 p.m., Russell Glenn made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 3  
Russell Glenn  
Loyal Green  
M. Kent Larsen

NAY 0

---

Loyal Green  
Chairman