

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 8, 2012, 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, Councilman Carl Leatham, and Councilwoman Glenna Petersen. A copy of the Notice and Agenda was posted, faxed and emailed to the Herald Journal, and mailed to the Planning Commission on February 3, 2012. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Jim McCaughey Jonathan Cook

Opening Ceremony: Glenna Petersen

Loyal Green reviewed the agenda with the Commission. Don Hartle added a discussion about Marshall Lindsay. After review, John Spence made a motion, seconded by Paul Egbert, that the agenda be approved with the addition.

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

The Commission reviewed the minutes for the Commission meeting which was held January 25, 2012. There was a word change on line 44. After review, M. Kent Larsen made a motion, seconded by Russell Glenn, that the minutes of the January 25, 2012 meeting be approved with the correction.

<u>YEA 5</u>	<u>NAY 0</u>
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 Jim McCaughey for a conditional use for a Level 1 "Home Occupation" for a small bookkeeping business to be operated from his home at 237 North 390 West. Mr. McCaughey stated that he operates a small accounting business for small businesses. Mr. McCaughey stated that no one would be coming to his home, and he has no additional employees. John Spence asked Mr. McCaughey how he generated his business. Mr. McCaughey stated that he does on-line advertising and mailing campaigns. Jonathan Cook asked Mr. McCaughey about the fees that he charges. Mr. McCaughey stated that he meets with the client, gives the client a quote, and if the quote is acceptable, then contracts are signed. Paul Egbert asked if there would be any signage at his home. Mr. McCaughey stated no. After discussion, M. Kent Larsen made a motion, seconded by John Spence, to approve a request from Jim McCaughey for a conditional use for a Level 1 "Home Occupation" for a small bookkeeping business to be operated from his home at 237 North 390 West.

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

Don Hartle stated that he will be contacting Marshall Lindsay to come into the next Planning Commission meeting to discuss the issues concerning his conditional use permit. Mr. Hartle stated that Mr. Lindsay needs to be made aware of what has been going on because he has no idea what has been happening.

John Spence asked if the issues are neighbor issues or if there is a real problem with the conditional use permit. Mr. Hartle stated that there is a minor problem, but that he doesn't think it is as bad as it has been made out to be. Mr. Hartle stated that he doesn't want to revoke someone's business license until that person has had a chance to give his input. Mr. Hartle stated that Ms. Motter wants a copy of the previous Planning Commission meeting minutes, and Mr. Hartle told her he couldn't give them to her until they have been approved and signed. M. Kent Larsen stated that a copy of the minutes of the previous Planning Commission meeting needs to be given to Mr. Lindsay. Loyal Green asked that Mr. Hartle include a copy of the original conditional use permit application in their packet so that the Planning Commission can be prepared. Mr. Green stated that a review of the conditional use permit needs to be made based on the original intent.

At 6:26 p.m., John Spence made a motion, seconded by Paul Egbert, to adjourn the meeting.

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

**NAY 0**

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Loyal Green  
Chairman