

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, September 11, 2013, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman John Spence, Ruth P. Maughan, M. Kent Larsen, Paul Egbert, and Brian Pattee. Also present were City Manager/Recorder Don Hartle 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 6, 2013. The meeting was called to order at 6:00 p.m. by Chairman John Spence.

Others Present: Jennifer Leishman Brent Benson Kendall Leishman
Janie Isaacson David Swanson Barbara Swanson
Jonathan Cook Rachel Fry

Opening Ceremony: Paul Egbert

John Spence reviewed the agenda with the Commission. After discussion, Brian Pattee made a motion, seconded by Paul Egbert, that the agenda be approved as presented.

YEA 5 NAY 0
Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

The Commission reviewed the minutes for the Commission meeting which was held August 28, 2013. There were word changes on lines 28, 32, 65, 101, 135, and 139. After review, Ruth P. Maughan made a motion, seconded by M. Kent Larsen, to approve the minutes of the August 28, 2013 meeting as with the corrections.

YEA 5 NAY 0
Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

At 6:05 p.m., Chairperson John Spence conducted the following public hearing:

Receive public input, then consider making a recommendation to the City Council that the Land Use map, the Zoning Map, and the City Code be amended to rezone property at 39 East Main from CN, Neighborhood Commercial to C-2, Community Commercial. John Spence stated that this issue is self-explanatory. Don Hartle stated that it has been discussed in previous meetings. Mr. Spence asked if there was any public input. There was no input from the public. Brian Pattee stated that the property is currently zoned CN, Neighborhood Commercial, and he listed the conditional uses in that zone. Mr. Pattee stated that zone C-2, Community Commercial, lists the same conditional uses, as well as other conditional uses, including HVAC business. Paul Egbert stated that it also adds additional flexibility to the property, and he believes it is a reasonable request. Mr. Spence stated that it only makes sense to rezone the property. After discussion, M. Kent Larsen made a motion, seconded by Brian Pattee, to recommend to the City Council that the Land Use map, the Zoning Map, and the City Code be amended to rezone property at 39 East Main from CN, Neighborhood Commercial to C-2, Community Commercial.

YEA 5 NAY 0
Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

At 6:11 p.m., the public hearing was closed.

John Spence stated that at the last Planning Commission meeting, a discussion was held concerning sidewalks installed on existing lots that are not part of the subdivision. Paul Egbert stated that he reviewed the code, which states that sidewalk is required on 1 side of the street, and that it may be required on both sides of the street. Mr. Spence stated that the new home that is being built at 200 South 200 East is a good example, and ask how it should be handled in the future. Mr. Spence asked if the City Council has discussed this issue. Don Hartle stated that the issue is for the Planning Commission to discuss, and if a change is wanted, they should indicate it and public hearings will be scheduled. Brian Pattee stated that he believes a mechanism should be generated so that it is known what is to take place should this situation arise in the future. Mr. Pattee stated that Wellsville City is missing an opportunity to either force the installation of a sidewalk or collecting money to fund sidewalks in other parts of Wellsville City. Ruth P. Maughan stated that the discussion is whether or not an established lot needs a sidewalk or not. Mr. Egbert stated that an individual lot that is not part of a subdivision is a missed opportunity for Wellsville City concerning sidewalks. Mr. Spence stated that the property at 200 South 200 East would be able to install sidewalk in front of the home only because of the hill. Mr. Spence stated that he can see the argument that when sidewalk is only on 1 side of the street, why some citizens have to pay for sidewalk and other don't. Mr. Hartle stated that all homes will come before the Planning Commission because he is not making the decision on whether the sidewalk should be installed or not. Mr. Egbert stated that some criteria could be set to give guidance as to whether or not the sidewalk should be installed. Mr. Egbert asked if a collection system has ever been established to collect funds for sidewalks. Mr. Hartle stated that at one time it was set up, and 3 months later, the money was returned to the individual. Mr. Egbert stated that the citizen would have the choice to install sidewalk in front of their home, or pay into the sidewalk fund. Mr. Hartle stated that an individual could pay into the sidewalk fund, have the money used some place else in the City, then form a sidewalk improvement district, and the same individual would be asked to pay again. Mr. Egbert stated that it is part of on-going expenses that a home owner has to deal with. Mr. Hartle stated that he is not in favor of sidewalk funds. M. Kent Larsen stated that he reviewed this issue and sidewalks are public property. The Planning Commission needs to keep that prospective. Sidewalks improve the public part of the City. Every lot in Wellsville City is different. Different utilities are on one side of the street or the other. Part of purchasing a lot is accepting what is on that side of the street as part of the public property. Mr. Spence stated that he believes that sidewalks need to be completed within the city limits of Wellsville. Mr. Egbert stated that sidewalk installation would be based off of priorities or the sidewalk committee. Mr. Spence asked if there would be a presentation from the sidewalk committee. Jonathan Cook stated that there might be a presentation when there is something to present. Ms. Maughan stated that it would be wise to wait for the sidewalk committee to gather the information. Mr. Spence agreed. Mr. Egbert stated that a map of the current sidewalks and their conditions would be helpful. Mr. Hartle suggested that John Spence contact Glenna Petersen, who is over sidewalks and currently serves on the City Council, to discuss this issue and coordinate it with her. Ms. Maughan stated that there should also be a financial plan concerning sidewalks. Mr. Spence stated that the Planning Commission will give the sidewalk committee time to work on it.

At 6:43 p.m., M. Kent Larsen made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5

Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

NAY 0

John Spence
Chairman