

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, October 9, 2013, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman John Spence, Ruth P. Maughan, M. Kent Larsen, 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 October 4, 2013. The meeting was called to order at 6:00 p.m. by Chairman John Spence.

Others Present: Jennifer Leishman Brent Benson Jacob Howell
Jeff Smith Arlyn Brenchley David Swanson
Barbara Swanson Kendall Leishman Janie Isaacson
Larry Stewart Jade Stewart Jonathan Cook

Opening Ceremony: Ruth P. Maughan

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

YEA 4 NAY 0
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

The Commission reviewed the minutes for the Commission meeting which was held September 25, 2013. After review, Brian Pattee made a motion, seconded by M. Kent Larsen, to approve the minutes of the September 25, 2013 meeting as presented.

YEA 3 NAY 0 ABSTAIN 1
M. Kent Larsen Ruth P. Maughan
Brian Pattee
John Spence

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

Receive citizen input, then consider for approval a request from Mt. Valley Heating and Air Conditioning for a conditional use to allow them to operate a heating and air conditioning business from property at 39 East Main Street. Said property is in the C-2, Commercial zone. Brent Benson stated that he owns Mt. Valley Heating and Air Conditioning, and would like to move his business to this location. At some point, he would like to have some type of retail, but for now, it will just be a shop. He will have some storage of trailers and trucks, but they will mostly be at the jobsite. John Spence stated that this is a public hearing, and asked if the public had any comment. Arlyn Brenchley asked if the back of the building would be cleaned up. Mr. Benson stated yes. Mr. Benson stated that he will be working on fixing up the building. Jeff Smith asked if Mr. Benson purchased the building. Mr. Benson stated yes. Mr. Smith asked how many trailers Mr. Benson owned. Mr. Benson stated that he has 1 enclosed trailer and 2 flatbed trailers. Brian Pattee asked if the property is fenced off. Mr. Benson stated yes. Mr. Pattee asked if there would be duct work in the building. Mr. Benson stated yes, which is all stored inside of the building. Mr. Pattee asked about noise. Mr. Benson stated that there is some noise when building the duct work, but it is noisy inside, not outside. Mr. Brenchley asked about hours of operation. Mr. Benson stated that it will be from 7:00 a.m. to 5:00 p.m. Carl Leatham asked about the shared driveway. Mr. Smith stated that Mr. Benson will own the driveway. Mr. Spence asked what type of retail Mr. Benson would have at the business. Mr. Benson stated that it would be fireplaces, bar-be-ques, and 1 to 2 furnaces. Mr. Spence asked that when Mr. Benson wants to begin retail from this business, that he appear before the Planning Commission again to discuss the issue. Ruth P. Maughan stated that noise is crucial in this area. Ms. Maughan asked if the building is air conditioned. Mr. Benson stated that it is not currently, but the doors are mostly closed while working. Ms. Maughan asked about parking and if there will be much traffic. Mr. Benson stated that there will be some traffic when loading the trailers. There will be a few people in the office. Mr. Benson stated

that there will be 3 to 4 vehicles parked at the building. Mr. Benson stated that the vehicles will park behind the building out of the way, not on the street. Ms. Maughan asked about signage. Mr. Benson stated that he would like to address that issue in the future, but has no current plans. Ms. Maughan asked about deliveries. Mr. Benson stated yes, but they will not be before 8:00 a.m. or after 4:00 p.m.

Planning Commission member Paul Egbert arrived at 6:10 p.m.

Ms. Maughan asked if Mr. Benson would use the garage door that is in front of the building. Mr. Benson stated that he doesn't plan to use it much, if at all. Ms. Maughan asked if the storage area has a privacy fence. Mr. Smith stated that it does, but part of it is dilapidated. Mr. Smith stated that he would be willing to work with Mr. Benson to remove the common fence and put up something new. Mr. Smith asked how many apartments are in the building. Mr. Benson stated 2. Mr. Smith stated that he has allowed the tenants to park on the property, but can't interfere with parking at the dentist's office. Mr. Smith stated that there should be enough room to come and go and allow tenant parking. Mr. Benson stated that he hasn't looked at it very seriously yet. Mr. Spence asked if Mr. Benson would continue to rent out the apartments. Mr. Benson stated yes. Mr. Spence asked that the tenants not be allowed to park on the sidewalk.

At 6:15 p.m., the public hearing was closed.

After discussion, M. Kent Larsen made a motion, seconded by Ruth P. Maughan, to approve a request from Mt. Valley Heating and Air Conditioning for a conditional use to allow them to operate a heating and air conditioning business from property at 39 East Main Street. Said property is in the C-2, Commercial zone.

YEA 5

NAY 0

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

At 6:16 p.m., M. Kent Larsen made a motion, seconded by Ruth P. Maughan, to adjourn the meeting.

YEA 5

NAY 0

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

John Spence
Chairman