

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 12, 2014, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were 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 February 7, 2014. The meeting was called to order at 6:00 p.m. by Vice Chairman M. Kent Larsen.

Others Present: Jennifer Leishman Tom Majocha Mary Majocha  
Janie Isaacson Kendall Leishman Barbara Swanson  
David Swanson Andrey Andrus Dalton Andrus  
Myles Andrus Kent Parkinson Dustin Parkinson  
Sarah Romero Jonathan Cook

Opening Ceremony: Ruth P. Maughan

Vice Chairman M. Kent Larsen acted as Chairman. Chairman John Spence has resigned.

M. Kent Larsen reviewed the agenda with the Commission. After discussion, Paul Egbert made a motion, seconded by Ruth P. Maughan, that the agenda be approved as presented.

YEA 4 NAY 0  
Paul Egbert  
M. Kent Larsen  
Ruth P. Maughan  
Brian Pattee

The Commission reviewed the minutes for the Commission meeting which was held January 22, 2014. There was a word change on line 136. After review, Ruth P. Maughan made a motion, seconded by Brian Pattee, to approve the minutes of the January 22, 2014 meeting with the correction.

YEA 4 NAY 0  
Paul Egbert  
M. Kent Larsen  
Ruth P. Maughan  
Brian Pattee

At 6:05 p.m., conduct a public hearing to receive public input, then consider for approval a request from Mary Majocha for a conditional use to operate an antique and collectable business at 93 East Main, which is in the CN, Neighborhood Commercial. Ms. Majocha stated that she would like to open an antique and collectables shop at 93 East Main. She would like to be able to buy and sell. She is hoping to bring some revenue into Wellsville City. Ms. Majocha stated that there is an antiques and collectables magazine that will list her shop in Wellsville on a map of northern Utah, and it is distributed throughout Utah. Paul Egbert asked if Ms. Majocha is renting the building. Ms. Majocha stated yes. Ms. Majocha stated that they will be fixing up the front of the store. Don Hartle stated that Ms. Majocha stated in the application that she will be selling local items. Ms. Majocha stated that she would like to be able to sell items from other vendors and local artists. Ms. Majocha stated that she is willing to help some of her own. Ruth P. Maughan asked if there will be retail in the store. Ms. Majocha stated yes. Ms. Maughan asked about signage for the business. Ms. Majocha stated that she would like to be able to put something on the window. M. Kent Larsen stated that Ms. Majocha will need to check with Mr. Hartle concerning the sign code. Mr. Egbert asked about parking. Ms. Majocha stated that customers will park out front along the road. Ms. Majocha stated that there would be a few cars at a time. Mr. Egbert asked if Ms. Majocha would be using the back area of the building for parking. Mr. Hartle stated that there is no parking in the back. Mr. Larsen asked when the business would open and the hours of operation. Ms. Majocha stated that she currently works for the school district and needs to finish her responsibilities there. Ms. Majocha stated that she would like to open by June 1, 2014, and hours of operation would be Monday through Saturday from 10:00 a.m. to 6:00 p.m. Ms. Majocha stated that during the summer months she may want to be opened a little later. David

Swanson asked if Ms. Majocha sells antiques and collectables on the internet. Ms. Majocha stated that she hasn't ventured there yet. Mr. Swanson stated that customers would have to come into her shop. Ms. Majocha stated yes. Jonathan Cook asked about lighting on the outside of the building. Ms. Majocha stated that there are 2 lights on the outside of the building and 2 inset lights on the inside close to the front that she will leave on. Mr. Egbert stated that he believes this business meets the ordinance as a variety store. All agreed.

At 6:13 p.m., the public hearing was closed.

After discussion, Ruth P. Maughan made a motion, seconded by Brian Pattee, to approve a request from Mary Majocha for a conditional use to operate an antique and collectable business at 93 East Main, which is in the CN, Neighborhood Commercial.

**YEA 4**

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

**NAY 0**

Don Hartle stated that the Planning Commission meeting that will be held in 2 weeks in a major meeting. There will be 3 public hearings, including a public hearing for the truck stop. Mr. Hartle stated that he is putting a packet together and will mail it out as soon as possible so that the Planning Commission has time to review it.

M. Kent Larsen asked if there is any follow-up concerning South Valley RV. Don Hartle stated that he spoke with City Attorney Bruce Jorgensen today. Mr. Jorgensen has not written the letter yet. Mr. Hartle stated that he will call Mr. Jorgensen the first of the week to review what has been completed.

At 6:17 p.m., Paul Egbert made a motion, seconded by Ruth P. Maughan, to adjourn the meeting.

**YEA 4**

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

**NAY 0**

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M. Kent Larsen  
Vice Chairman