

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, June 25, 2014, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, Jerald Leishman, 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 June 20, 2014. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Ron Christensen Ben Anderson  
David Swanson Barbara Swanson Kendall Leishman  
Janie Isaacson Jonathan Cook Candy Sorensen

Opening Ceremony: Jerald Leishman

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

YEA 5 NAY 0  
Chris Clark  
Paul Egbert  
Jerald Leishman  
Ruth P. Maughan  
Brian Pattee

The Commission reviewed the minutes for the Commission meeting which was held May 28, 2014. After review, Jerald Leishman made a motion, seconded by Brian Pattee, to approve the minutes of the May 28, 2014 meeting as presented.

YEA 5 NAY 0  
Chris Clark  
Paul Egbert  
Jerald Leishman  
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 Ron and Jennifer Christensen, agents for Apex Design Group and Vonda Lauritzen, for a conditional use to use an existing building at 55 East Main as an office for Apex Design Group. Ron Christensen stated that he and Ben Anderson own the business. They are engineer design consultants. Mr. Christensen stated that they would like to use the old post office as office space and occupy the building as is. Paul Egbert asked what kind of engineering do they do. Mr. Christensen stated that they do structural and civil. Jerald Leishman asked about the driveway between this building and the fire station, and where the property line is. Don Hartle stated that the pole in the middle of the driveway is the property line. Mr. Christensen stated that there is about 22 feet between the building and the property line. Mr. Egbert asked about parking. Mr. Christensen stated that they will park on the east and north sides of the building. Mr. Egbert asked how many employees there were. Mr. Christensen stated that there are 2 employees and 2 owners. Ben Anderson handed out a plat plan showing the parking spaces. Brian Pattee stated that his concern was with parking also, but it doesn't seem to be an issue. Mr. Egbert asked about signage. Mr. Christensen stated that there is a sign on the front of the building, and they would like to put something in its place. Mr. Egbert stated that there is a sign ordinance and a separate permit for a sign. Mr. Hartle stated that the sign permit is the same process as the conditional use.

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

After discussion, Brian Pattee made a motion, seconded by Chris Clark, to approve a request from Ron and Jennifer Christensen, agents for Apex Design Group and Vonda Lauritzen, for a conditional use to use an existing building at 55 East Main as an office for Apex Design Group.

Ron Christensen asked that the names be changed to Ron Christensen and Ben Anderson. Mr. Christensen stated that his wife, Jennifer, filled out the application.

After discussion, Brian Pattee made a motion, seconded by Chris Clark, to approve a request from Ron Christensen and Ben Anderson, agents for Apex Design Group and Vonda Lauritzen, for a conditional use to use an existing building at 55 East Main as an office for Apex Design Group.

**YEA 5**

Chris Clark  
Paul Egbert  
Jerald Leishman  
Ruth P. Maughan  
Brian Pattee

**NAY 0**

Don Hartle stated that City Planner Jay Nielson will be in attendance at the Planning Commission meeting scheduled for July 9, 2014 to present the Land Use Code.

At 6:16 p.m., Paul Egbert made a motion, seconded by Brian Pattee, to adjourn the meeting.

**YEA 5**

Chris Clark  
Paul Egbert  
Jerald Leishman  
Ruth P. Maughan  
Brian Pattee

**NAY 0**

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Ruth P. Maughan  
Chairperson