

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, July 9, 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, City Planner Jay Nielson, 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 July 3, 2014. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman David Owen Kendall Leishman
Janie Isaacson Jonathan Cook

Opening Ceremony: Paul Egbert

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, 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 June 25, 2014. After review, Chris Clark made a motion, seconded by Jerald Leishman, to approve the minutes of the June 25, 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 David S. Owen for a conditional use for a Level 1 "Home Occupation" to sell books online from his home at 22 South 450 East. Mr. Owen stated that he will be republishing classic books. They will be printed at a remote location. Individuals will order the books online; the orders will be filled at the printer's, and shipped from there. His home office will consist of doing work online. There will be no customers or large shipments coming to his home. Brian Pattee asked if there are other employees besides him. Mr. Owen stated no. Paul Egbert asked if individuals will custom order the books. Mr. Owen stated that he decides which books will be republished and will then add them to his website.

At 6:07 p.m., the public hearing was closed.

After discussion, Brian Pattee made a motion, seconded by Paul Egbert, to approve a request from David S. Owen for a conditional use for a Level 1 "Home Occupation" to sell books online from his home at 22 South 450 East.

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

City Planner Jay Nielson presented the rewritten Land Use Code.

The Planning Commission held a workshop on the Land Use Code.

Don Hartle stated that the City Council will be hearing 2 appeals concerning the truck stop next week.

Don Hartle stated that there will be no Planning Commission meeting held on July 23, 2014.

At 7:48 p.m., Chris Clark made a motion, seconded by Paul Egbert, to adjourn the meeting.

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

NAY 0

Ruth P. Maughan
Chairperson