

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, August 27, 2014, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, and Jerald Leishman. 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 August 26, 2014. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	Jerri Whalen	Tim Whalen
	Jay J Davis	Jan Anderson	Joyce Anderson
	Shirley Bradshaw	Blaine Anderson	David Whitman
	Kendall Leishman	Janie Isaacson	David Swanson
	Barbara Swanson	Jonathan Cook	

Opening Ceremony: Chris Clark

Planning Commission member Brian Pattee was excused from this meeting. He is out of town.

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.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

The Commission reviewed the minutes for the Commission meeting which was held July 9, 2014. After review, Jerald Leishman made a motion, seconded by Paul Egbert, to approve the minutes of the July 9, 2014 meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

At 6:05 p.m., conduct the following 2 public hearings in the order below:

First, receive public input, then consider for approval a request from Jerri Whalen for a conditional use for a Level 1 “Home Occupation” for reflexology/hypnotherapy from her home at 461 South Center. Ms. Whalen stated that she is a certified reflexologist and hypnotherapist. Ms. Whalen stated that she moved to Wellsville from Arizona. She will see 1 client at a time. There is ample parking in the driveway and behind her home. Chris Clark asked about signage for the business. Ms. Whalen stated that there will be no signage. Paul Egbert asked how much time per client. Ms. Whalen stated that it takes anywhere from 1 hour to 1 ½ hours. Mr. Egbert asked what the state requirements were for this type of business. Ms. Whalen stated that she has to be certified, which she is. Ruth P. Maughan asked what hypnotherapy is. Ms. Whalen stated that it is a relaxation technique, similar to yoga. Ms. Maughan asked if there were any questions from the floor. There were none. After discussion, Chris Clark made a motion, seconded by Paul Egbert, to approve a request from Jerri Whalen for a conditional use for a Level 1 “Home Occupation” for reflexology/hypnotherapy from her home at 461 South Center.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

Second, receive public input, then consider making a recommendation to the City Council on a request from Jay J Davis that the Land Use Map and the Zoning Map be amended to allow approximately 1.84 acres on the south side of 400 North from 200 East to approximately 140 East be rezoned from M1, Manufacturing, to R-1-12, Residential. Don Hartle stated that in the past, the Planning Commission and City Council would hold separate public hearings to amend the Land Use Map and the Zoning Map. By combining the public hearings, it saves about 4 to 6 weeks time. Mr. Davis stated that the area north of the old cheese plant is unused. Mr. Davis is requesting a rezone of the property north of the creek. Paul Egbert asked what Mr. Davis plans to use the property for. Mr. Davis stated that he would like to create a few building lots to sell for homes. Ruth P. Maughan stated that the application shows 2 single-family dwellings and 1 multi-family dwelling. Mr. Davis stated that is correct. Mr. Egbert stated that the strip to the east is owned by the Railroad Company, and asked if there is any interest in purchasing it. Mr. Davis stated no, not yet. Mr. Davis stated that purchasing property owned by the Railroad Company is hard to do and they are difficult to work with. Jerald Leishman asked who currently owns the property that is being discussed. Mr. Davis stated that he does. Jan Anderson asked what R-1-12 means. Mr. Egbert stated that it is ¼ acre lots, which is what the property surrounding this area is zoned. Mr. Hartle stated that talk of developing this property happened several months ago, it was decided then that the property should be rezoned and the current code be followed. David Whitman stated that his concern is with the multi-family dwelling. Mr. Davis stated that there is approximately 1.84 acres, so the lots will be larger than ¼ acre lots. Mr. Egbert stated that in the R-1-12 zone, there is a minimum of 82 ½ feet of frontage. There is 1 multi-family dwelling allowed per block. Blaine Anderson stated that a multi-family dwelling is not allowed in this area. Mr. Egbert stated that this proposal would qualify for this area. Ms. Maughan read from the code concerning the multi-family dwelling. There is a minimum of 15,000 square feet required for a 4-plex. Mr. Hartle stated that because only a portion of the tax identification number is being developed, Mr. Davis will be required to have a survey completed. Ms. Maughan stated that is correct. Mr. Davis stated that he used google earth for the approximate acreage. Mr. Davis stated that he will have the property surveyed after amending the Land Use Map and Zoning Map is approved. Mr. Egbert stated that the current intersection has a lot of issues. Mr. Egbert suggested that the City look at improving the intersection. Mr. Egbert stated that he reviewed the crash history at this intersection, which there isn't much of. Jerald Leishman stated that the intersection is a concern for the area, but not for this development. Mr. Egbert stated that it would be nice if City Engineer Chris Breinholt would review the intersection. Mr. Davis stated that the property is further west of the intersection than what it appears. David Swanson asked if this development will affect the stream. Ms. Maughan stated no. After discussion, Paul Egbert made a motion, seconded by Jerald Leishman, to recommend to the City Council on a request from Jay J Davis that the Land Use Map and the Zoning Map be amended to allow approximately 1.84 acres on the south side of 400 North and 200 East to approximately 140 East be rezoned from M1, Manufacturing, to R-1-12, Residential.

YEA 4

Chris Clark

Paul Egbert

Jerald Leishman

Ruth P. Maughan

NAY 0

Don Hartle stated that at the next Planning Commission meeting that is scheduled for September 10, 2014, there will be 2 workshops. They are the Affordable Housing Plan and the Land Use Code, Articles 1 and 2. Mr. Hartle handed out copies of the revised Affordable Housing Plan. The changes recommended by the City Council on shown throughout this handout.

At 6:27 p.m., Chris Clark made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 4

Chris Clark

Paul Egbert

Jerald Leishman

Ruth P. Maughan

NAY 0

Ruth P. Maughan
Chairperson