

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, October 8, 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, Councilwoman Glenna Petersen, 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 3, 2014. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Carolee Hammel Jared Dangsfield Tom Bunn
James Parker DeVon Mathews Diane Mathews
Vickie Ricks Mike O'Reilly Avis Richards
Jonathan Cook

Opening Ceremony: Jerald Leishman

Planning Commission member Brian Pattee was excused from this meeting.

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

YEA 4 NAY 0
Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

The Commission reviewed the minutes for the Commission meeting which was held September 24, 2014. After review, Jerald Leishman made a motion, seconded by Chris Clark, to approve the minutes of the September 24, 2014 meeting as presented.

YEA 4 NAY 0
Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

The Planning Commission discussed the fact that the second meeting in November is on Thanksgiving Eve. After a brief discussion, Chris Clark made a motion, seconded by Jerald Leishman, that the meeting be cancelled.

YEA 4 NAY 0
Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

At 6:05 p.m., the Planning Commission conducted a public hearing to receive public input, then consider for approval the Concept Plan for the Murray Creek Subdivision, consisting of a total of 2 lots on property at 88 West 500 South. Ruth P. Maughan asked the applicant, Carolee Hammel, to inform the Planning Commission of exactly what her request is. Carolee Hammel explained that several years ago, they purchased a parcel of land where the Murray Creek runs through the property. They built a home on the west side of the creek and then a few years later, built a building on the east side of the creek in the back of the property. A considerable portion of the frontage (221.69 feet) of this property is the Murray Creek and swamp (wet lands). It can't be used for access. The home on the west side of the creek has plenty of access to the home which is about in the middle of the lot, but the building on the east side of the creek has access by a right-of-way on the very far side of the lot. Her and her ex-husband, Tom Bunn, have divorced, and would like to divide the property into 2 lots with one lot having the home and the other lot having the other

building that could possibly be used as a home in the future, if it were connected onto the City water and sewer. The Planning Commission instructed Ms. Hammel that the building located on lot 2 labeled as a home, must be relabeled as a shop/storage building. The shop/storage building on lot 2 is 23 ½ feet from the back property line. If it were a home, it would have to be 30 feet. A part of the building would have to be removed. Therefore, it can't be labeled as a home. The Planning Commission discussed 2 bottle-necks on the plat; one is for the right-of-way to the shop/storage building and the other is where the lot line will be between lot 1 and 2 going south when that line goes to an angle to the east. Fire protection was discussed and some of the dimensions on the right-of-way are missing, which makes it almost impossible to determine the availability for adequate fire protection. After discussion, Paul Egbert made a motion, seconded by Chris Clark, that the Concept Plan for the Murray Creek Subdivision be approved subject to the following conditions to be corrected on the Preliminary Plat: 1) the building on lot 2 must be relabeled as shop/storage, 2) approving a lot split not approval for the shop/storage building to be converted to a home in the future (as it currently sets on the lot), 3) must have dimensions of the bottle-neck in the middle of the lot where the north/south boundary line angles to the east, and 4) dimensions of the entire right-of-way of the east side of lot 2 going back to the shop/storage building.

YEA 4

Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Mike O'Reilly and Avis Richards have a brief report on Sherwood Hills Recovery Resort. They stated that everything is going very well and they are very pleased with everything. They've had 140 clients in the last 15 months and have an 82 ½% graduation rate. They are now legal for 65 clients, but feel that 35 to 40 clients would be what they would like to handle. They currently have 28 clients. Possible problems for adequate emergency services from Wellsville City were discussed, and it was recommended that they visit with the Fire Chief and President of the First Responders.

At 6:50 p.m., Paul Egbert made a motion, seconded by Chris Clark, to adjourn the meeting.

YEA 4

Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Ruth P. Maughan
Chairperson