

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, October 28, 2009 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Jaye Colling, Carl Leatham, and John Spence. Also present were City Manager/Recorder Don Hartle, City Councilwoman Marcene Parker, City Councilmen Ron Case, and Thomas G. Bailey. A copy of the Notice and Agenda was faxed and emailed to the Herald Journal and mailed to the Planning Commission on October 23, 2009. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Norm Johnson  
Wesley Gleason Nick Rust  
Colin Harrison

Opening Ceremony: John Spence

Loyal Green reviewed the agenda with the Commission. Don Hartle added Marshall Lindsay to discuss the purchase of some property. After review, John Spence made a motion, seconded by Jaye Colling, that the agenda be approved with the addition.

Yea 4 Nav 0  
Jaye Colling  
Loyal Green  
Carl Leatham  
John Spence

The Commission reviewed the minutes for the Commission meeting which was held on October 14, 2009. After review, Carl Leatham made a motion, seconded by John Spence, that the minutes of the October 14, 2009 meeting be approved as presented.

Yea 4 Nav 0  
Jaye Colling  
Loyal Green  
Carl Leatham  
John Spence

At 6:05 p.m., the Planning Commission conducted the following 2 public hearings:

First, receive public input and consider for approval a request from Transfleet Services for a conditional use to operate the shop operations for Sharp Transportation at 390 North 900 East. Norm Johnson representing Transfleet Services stated that his company provides motor truck and trailer maintenance. Mr. Johnson stated that the owner of Sharp Transportation would like his company to take over the maintenance of the trucks for Sharp Transportation. Mr. Johnson stated that he has two businesses, one in Farr West that he does the maintenance on the trucks for Associated Foods, and another business in Boise Idaho that he does the maintenance on the trucks for Associated Foods there as well. Mr. Johnson stated that he is not changing the facility, but would be sprucing it up. Mr. Johnson stated that he is affiliated with National League, and has to abide by their environmental and local standards. Mr. Johnson stated that he and his partner started this business in 2004, and has over 45 years experience between the two of them. Mr. Johnson stated that he currently has 40 employees. In order to run this shop, he will have 2 employees that are already with Sharp Transportation and bring 3 of his own employees. Loyal Green asked what the hours of operation are. Mr. Johnson stated that they will be opened Monday through Saturday, from 7:00 a.m. to 3:30 p.m. Carl Leatham asked if they would be servicing only Sharp Transportation trucks. Mr. Johnson stated that he would be servicing primarily Sharp Transportation trucks and a handful of other customers. John Spence asked what Mr. Johnson meant when he said he would be sprucing up the building. Mr. Johnson stated that the waste oil tank will be removed, tires will be removed, and the scrap metal bins will be removed. Mr. Green asked how many employees work in the shop at Sharp Transportation. Mr. Johnson stated 4, but 2 employees didn't want to work for Transfleet Services. Mr. Spence asked if the name on the building would change. Mr. Johnson stated no. Mr. Green asked if Mr. Johnson has plans of expanding his business. Mr. Johnson stated that issue has

been discussed, but at this time, he doesn't know. Mr. Johnson stated that he has enough staff for the Sharp Transportation fleet and a handful of other customers. Don Hartle stated that the service department at Sharp Transportation has a road-call service that is 24 hours per day, 7 days per week. Mr. Johnson stated that if there was any work after hours, it would be because of a breakdown. A technician would come into the facility, but it would be on an emergency basis only. Mr. Green stated that he knows that Sharp Transportation has customers in addition to the business, and is wondering if they are moving towards a larger semi business. Mr. Johnson stated not at this time. Mr. Green stated that the size of the Sharp Transportation lot is about 3 acres, including the building. Mr. Johnson stated that he is not in the retail business, and doesn't want to get into the retail business. Mr. Green asked if the Sharp Transportation's business license include servicing other trucks other than their own fleet. Mr. Green stated that the hours of operation are very important because Sharp Transportation is next to a residential zone. After discussion, Carl Leatham made a motion, seconded by Jaye Colling, to approve a request from Transfleet Services for a conditional use to operate the shop operations for Sharp Transportation at 390 North 900 East.

**Yea 4**

Jaye Colling  
Loyal Green  
Carl Leatham  
John Spence

**Nay 0**

Second, receive public input and consider for approval a request from Wesley Gleason at 315 South 100 West for a conditional use for a Level 2 "Home Occupation" for a small mechanical repair shop in his existing garage at said address. Mr. Gleason stated that he does minor repair work for a contractor who has a contract with Autoliv to repair vacuum pumps and stainless steel manifolds. Mr. Gleason stated that he also works on Goldwing motorcycles. Mr. Gleason stated that no customers will be coming to his home. John Spence asked about delivery of the items that need to be repaired. Mr. Gleason stated that he picks up the items that need to be repaired, and delivers the items after the repairs have been made. Carl Leatham asked about storage of the items and parts. Mr. Gleason stated that the contractor provides the parts for him to repair the items. Mr. Gleason stated that he will pick up 6 to 8 items, repair them in 3 to 4 days, and deliver them. Mr. Gleason stated that he has a lot of storage space, but nothing will be stacked or stored outside. Jaye Colling asked about repairing motorcycles. Mr. Gleason stated that he has always been a motorcycle enthusiast, and enjoys doing maintenance and small repairs on Honda Goldwing motorcycles. Mr. Colling stated that motorcycles can be very noisy. Mr. Gleason stated that Honda Goldwing motorcycles are not noisy. Thomas G. Bailey stated that he lives across the street from Mr. Gleason, and there is nothing stored outside. If Mr. Gleason is repairing a motorcycle, he has 1 motorcycle at a time. Mr. Bailey stated that Mr. Gleason's property is well maintained. Mr. Gleason stated that there is no hazardous waste, and no noise. Loyal Green stated that this type of business doesn't fit under the Level 2. In order to have a Level 2 "Home Occupation", the requirements for the Level 1 "Home Occupation" have to be met also. Mr. Green referred to a table that is being worked on with the permitted uses and what is allowed in difference zones. Mr. Gleason lives in an R-1-12 zone, and repair shops are not allowed in the R-1-12 zone. Mr. Leatham stated that the table hasn't been adopted yet, so for now, Mr. Gleason does meet the requirements. Mr. Green stated that it is a gray area. After discussion, Jaye Colling made a motion, seconded by Carl Leatham, to approve a request from Wesley Gleason at 315 South 100 West for a conditional use for a Level 2 "Home Occupation" for a small mechanical repair shop in his existing garage at said address.

**Yea 4**

Jaye Colling  
Loyal Green  
Carl Leatham  
John Spence

**Nay 0**

Marshall Lindsay was to meet with the Planning Commission to discuss purchasing some property that is behind his home. Mr. Lindsay has a landscaping business, a large building, and would like to purchase this property to use as storage. Mr. Hartle stated that he told Mr. Lindsay he would have to make an application. Mr. Lindsay stated that he didn't have time to make an application. Mr. Hartle stated that he could attend the Planning Commission meeting, and that the issue could be discussed, but a decision would not be made until an application is made. Mr. Lindsay did not attend the Planning Commission meeting.

At 6:27 p.m., John Spence made a motion, seconded by Jaye Colling, to adjourn the meeting.

**Yea 4**

Jaye Colling

Loyal Green

Carl Leatham

John Spence

**Nay 0**

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Loyal Green  
Chairman