

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 24, 2010 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, and Jaye Colling. Also present were City Manager/Recorder Don Hartle and City Councilmen Carl Leatham. A copy of the Notice and Agenda was faxed and emailed to the Herald Journal and mailed to the Planning Commission on February 19, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Kayla Woodring
Dianna J White Danielle White

Opening Ceremony: Don Hartle

Loyal Green reviewed the agenda with the Commission. Don Hartle added 3 small items to discuss under "Other Zoning Matters". After review, Russell Glenn made a motion, seconded by Jaye Colling, that the agenda be approved with the additions.

Yea 3 Nay 0
Russell Glenn
Jaye Colling
Loyal Green

The Commission reviewed the minutes for the Commission meeting which was held on February 10, 2010. There were word changes on lines 68, 84, 85, 86, 92, 110, 122, 134, and 168. After review, Jaye Colling made a motion, seconded by Russell Glenn, that the minutes of the February 10, 2010 meeting be approved with the corrections.

Yea 3 Nay 0
Russell Glenn
Jaye Colling
Loyal Green

At 6:05, the Planning Commission conducted the following public hearing:

First, receive public input and consider for approval a request from Dianna J. White for a conditional use for a Level 1 "Home Occupation" to operate her office from 80 East 300 South. Ms. White sells product across the country, and would like to use the home as a mailing address and for bookkeeping, taxes, etc. Don Hartle asked if Ms. White lives with her parents. Ms. White stated that she does. Russell Glenn asked if she sells the product over the internet. Ms. White stated that she does door-to-door sales in other states. Jaye Colling asked if she keeps any inventory at the home. Ms. White stated no, that she sells on contract from another company. Kayla Woodring asked what Ms. White sells. Ms. White stated that she sells pest control. After discussion, Jaye Colling made a motion, seconds by Russell Glenn, to approve a request from Dianna J. White for a conditional use for a Level 1 "Home Occupation" to operate her office from 80 East 300 South.

Yea 3 Nay 0
Russell Glenn
Jaye Colling
Loyal Green

Don Hartle discussed with the Planning Commission the following minor items:

- 1) Casey Leishman, a son of Lynn Leishman, would like to apply for a conditional use “Home Occupation” for an asphalt striping/crack seal business. He would like the product to be delivered to his parents’ home on 300 East in Wellsville, but he lives in Logan. After discussion, the Planning Commission stated that he couldn’t apply for the conditional use “Home Occupation” because it is not his home, nor does he live there.
- 2) Mr. Hartle received a call from a gentleman that would like to put some beehives in his backyard. Mr. Hartle stated that there is nothing in the code to prohibit him from doing so, because it is part of agriculture. Jaye Colling asked if the property is in the agriculture zone. The property is not in the agriculture zone, it is in the residential zone. Loyal Green stated that he knows of some individuals that live in Logan that have hives in their backyards, and claims that their gardens grow better because of it. Mr. Green believes that one or two hives would be fine. Mr. Green asked if this gentleman would be extracting the honey and selling it. Mr. Hartle stated that he doesn’t know. Mr. Hartle stated that he would call the gentleman and ask that questions.
- 3) Update on the building owned by Tracy Bailey – Mr. Bailey’s dad, Lee Bailey, called and spoke with Mr. Hartle about purchasing the property and building, and building a home next to the building. Mr. Lee Bailey would like to use the shop for his personal storage, and would like to rent out a small portion for office space. If Mr. Lee Bailey rents the building out for office space, it becomes a commercial building. The Planning Commission stated no, Mr. Lee Bailey can’t rent the building out for office space.

Carl Leatham representing the City Council stated that when the Planning Commission approves a conditional use, they are not recommending approval, but they are approving.

Don Hartle stated that now when the City Council goes into a public hearing, they make a motion to go into public hearings. He wondered if the Planning Commission needs to do the same thing. Mr. Hartle stated that he would check with other cities to see what their procedure is concerning the public hearings.

At 6:20 p.m., Jaye Colling made a motion, seconded by Russell Glenn, to adjourn the meeting.

Yea 3

Russell Glenn

Jaye Colling

Loyal Green

Nay 0

Loyal Green
Chairman