

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, July 28, 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 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 22, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Robert Kurek  
David Kurek

Opening Ceremony: Robert Kurek

Loyal Green reviewed the agenda with the Commission. After review, Jaye Colling made a motion, seconded by Russell Glenn, that the agenda be approved as presented.

Yea 3 Nay 0  
Russell Glenn  
Jaye Colling  
Loyal Green

The Commission reviewed the minutes for the Commission meeting which was held on July 14, 2010. After review, Russell Glenn made a motion, seconded by Jaye Colling, that the minutes of the July 14, 2010 meeting be approved as presented.

Yea 3 Nay 0  
Russell Glenn  
Jaye Colling  
Loyal Green

At 6:05 p.m., Russell Glenn made a motion, seconded by Jaye Colling, to go into a public hearing.

Yea 3 Nay 0  
Russell Glenn  
Jaye Colling  
Loyal Green

Receive public input and consider making a recommendation to the City Council on a request from Robert Kurek that the code be amended to allow “repair and maintenance of R.V.’s and trailers” in the CH, Highway Commercial zone. Don Hartle stated that when a public hearing is held to amend the code, notices are not sent to property owners. Loyal Green stated that his concern is that if the amendment to the code is approved, and neighbors complain, all that the Planning Commission can do is put conditions on the business. Robert Kurek stated that he would like to use the old Cache Valley Sign building located at 252 East 760 South to open a repair and maintenance business for camping trailers and utility trailers. Loyal Green asked Robert Kurek to define trailer. Robert Kurek stated that the name of their business is South Valley RV Repair. Robert Kurek stated that a majority of their work will be on trailers, and a handful of motor homes. Russell Glenn asked if trailers include utility trailers. Robert Kurek stated that utility trailers can be snowmobile trailers, horse trailers, any kind of trailer. Loyal Green stated that there should be a definition of trailers so that the code specifies what kind of trailer. Russell Glenn stated that R.V.’s could include boats, snowmobiles, and ATV’s. Russell Glenn recommended that trailers be defined as motor homes, R.V. trailers, and utility trailers. Loyal Green stated that it certainly makes it more defined. Russell Glenn asked if Robert Kurek could work on a camper on the back of a pick-up truck. Robert Kurek stated yes. Don Hartle stated that a camper on the back of a pick-up truck is a R.V. to him. Carl Leatham suggested motor homes, campers, R.V. trailers, and utility trailers. Loyal Green stated that the Planning Commission has an obligation to protect the neighbors. Loyal Green stated that when Robert Kurek returns for his conditional use permit, there will be some type of business hours as a condition. Robert Kurek stated that he would like his summer hours to be from 7:00 a.m. to 7:00 p.m.

Loyal Green stated that it sounds reasonable.

At 6:30 p.m., Jaye Colling made a motion, seconded by Russell Glenn, to go out of the public hearing.

**Yea 3**

Russell Glenn  
Jaye Colling  
Loyal Green

**Nay 0**

After discussion, Russell Glenn made a motion, seconded by Jaye Colling, to recommend to the City Council that the code be amended to allow “repair and maintenance of motor homes, campers, R.V. trailers and utility trailers” in the CH, Highway Commercial zone.

**Yea 3**

Russell Glenn  
Jaye Colling  
Loyal Green

**Nay 0**

The Planning Commission continued the workshop on revisions to the land use tables and code.

At 6:40 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**

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Loyal Green  
Chairman