

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, December 8, 2010, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Jaye Colling, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, 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 December 3, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman

Opening Ceremony: John Spence

Loyal Green reviewed the agenda with the Commission. After review, M. Kent Larsen made a motion, seconded by John Spence, that the agenda be approved as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Russell Glenn	
Jaye Colling	
Loyal Green	
John Spence	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held November 10, 2010. After review, Russell Glenn made a motion, seconded by John Spence, that the minutes of the November 10, 2010 meeting be approved as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Russell Glenn	
Jaye Colling	
Loyal Green	
John Spence	
M. Kent Larsen	

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

<u>YEA 5</u>	<u>NAY 0</u>
Russell Glenn	
Jaye Colling	
Loyal Green	
John Spence	
M. Kent Larsen	

Receive public input and consider for approval a request from The Goodtimber, Inc. for a conditional use for signage at their business at 390 East Main. Loyal Green stated that the Planning Commission doesn't hold a public hearing unless the individual requesting the public hearing is in attendance. Mr. Green stated that some of the Planning Commission members had some questions concerning this conditional use; so therefore, the Planning Commission will go ahead with the public hearing. Mr. Green stated that this property is not listed in a commercial zone. Don Hartle stated that it is a non-conforming use in a residential zone. Mr. Green asked how the Planning Commission was to determine the amount of signage that would be allowed. Jay Nielson stated that because it is a non-conforming use, the Planning Commission would use the signage code under the commercial zone. Russell Glenn stated that the square footage of the wall is 877, not 1002. Therefore, it reduces the size of a single sign to 87.7 square feet instead of 100 square feet. Mr. Glenn stated that the number of signs permitted per lot is 1 for every 200 feet of frontage. This business can be allowed 1 sign, but not 3 signs, because there is only 110 feet of frontage. Mr. Nielson stated that the Planning Commission makes the decision, and the individual has to live with the decision. Mr. Green stated that the Planning Commission has to follow the Wellsville City code. Mr. Glenn suggested disapproving this request until the Planning Commission has viewed the sign

this individual wants to install on the front of the building. Mr. Nielson stated that the individual would need to submit another application with the new square footage. M. Kent Larsen asked if the last page is a picture of the sign that he is proposing. Mr. Green stated yes. John Spence asked what material the sign would be made out of. Mr. Green stated that all 3 signs would be banners. Mr. Spence asked if banners were allowed. Mr. Larsen stated that per the Wellsville City code, banners are allowed for 90 days. Mr. Spence stated that if an old Ford truck could be moved, there would be enough room for the recycle dumpster and the wood pile to be moved from in front of the building. Mr. Glenn stated that there was to be no product in front of the building. Mr. Hartle stated that the concern is that the recycle bin and/or garbage can can't be picked up if one is in front of the other. Mr. Spence stated that he assumes that the old Ford truck belongs to Mike Leishman, the owner of the building. Mr. Green stated that the only discrepancy with this application is the square footage of the building. After reviewing the code, Mr. Glenn stated that the largest sign can be 87.7 square feet, but the individual can have up to 200 square feet of signage. Mr. Green stated that the code states that banner signs are temporary signs. Mr. Nielson stated that banner signs are a permitted conditional use.

At 6:30 p.m., Russell Glenn made a motion, seconded by M. Kent Larsen, to close the public hearing.

**YEA 5**

**NAY 0**

Russell Glenn  
Jaye Colling  
Loyal Green  
John Spence  
M. Kent Larsen

After discussion, Russell Glenn made a motion, seconded by Jaye Colling, to approve the request from The Goodtimber, Inc. for a conditional use for signage at their business at 390 East Main with the exception of the total square footage of the wall area is 877 square feet. The largest sign can be 87.7 square feet. This individual needs to attend a future Planning Commission meeting and present the signs for final approval.

**YEA 5**

**NAY 0**

Russell Glenn  
Jaye Colling  
Loyal Green  
John Spence  
M. Kent Larsen

The Planning Commission held a workshop on the new sign code. City Planner Jay Nielson stated that the Planning Commission needs to review this code. Mr. Nielson stated that a code is perfected by use, not by writing. Mr. Nielson stated that the sign code has been refined at least 20 times in the last 10 years. Mr. Nielson stated that signs announcing individuals that are running for office are not to be put on city property. Realtor signs are to be on private property only. Don Hartle stated that he would like to see PC/PH, which means Planning Commission with a public hearing, instead of staff. A design review permit is issued by the Planning Commission which goes along with the conditional use permit. Mr. Hartle stated that he has scheduled a public hearing for the new sign code on January 12, 2011. Each of the Planning Commission members will review the code as individuals, a workshop concerning the code will be held on December 22, 2010, and the public hearing will be held on January 12, 2011.

The Planning Commission continued their discussion of the sign code as it relates to the signs for subdivisions.

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

At 7:51 p.m., Jaye Colling made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 5

Russell Glenn  
Jaye Colling  
Loyal Green  
John Spence  
M. Kent Larsen

NAY 0

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Loyal Green  
Chairman