



know. Mr. Green suggested that Lance Gunnell, who Mr. Kurek rents the building from for his business, purchase the property. The property would be all under one tax identification number. The property would be rezoned to commercial, and a lot line adjustment would be made. Mr. Green suggested that Mr. Kurek explore all of the possibilities.

Planning Commission member Russell Glenn arrived at the meeting at 6:10 p.m.

The Planning Commission held a workshop to discuss the possibility of amending the code that governs the height of fences and hedges. Carl Leatham stated that this issue came about after City Attorney Bruce Jorgensen sent a letter to the owner of the house located on the north and west side of Main Street and Center Street concerning the hedge that is over 6 feet tall. The Wellsville City code stated that neither a fence nor a hedge should be over 6 feet tall in the front yard of a home. The Wellsville City code allows a fence or a hedge in the front yard of a home to be no more than 24 inches. Mr. Leatham stated that the line of sight triangle from the corner of the property and back 40 feet would make the hedge a mess. After discussing this issue with the City Council, Mr. Leatham stated that a reasonable height for a fence or a hedge in the front yard of a home is 42 inches. Russell Glenn stated that he is surprised that the code says what it does. Mr. Leatham stated that the City Council feels that 4 feet is too high, and 3 feet is not high enough. Loyal Green stated that from the front edge of the home back, a hedge or fence can be 6 feet high. Mr. Leatham stated that is correct. John Spence stated that he thinks that it is a smart thing to do. Mr. Leatham stated that he will ask Don Hartle to begin the process to amend the code.

The Planning Commission held a workshop to discuss the configuration of lots as it relates to the required frontage on lots. Carl Leatham stated that in a cul-de-sac, lots are allowed to look pie-shaped. The Wellsville City code requires 82 ½ feet of frontage, but on a cul-de-sac, the lot doesn't have to have 82 ½ feet of frontage until at the 30-foot setback. A situation has developed in that it looks like Wellsville City allows inner-block development, which the code doesn't allow. After discussing the issue with the City Council, Mr. Leatham stated that at the 30-foot setback, the 82 ½ feet of frontage has to continue to the backyard of the home. Loyal Green asked why the code doesn't require 82 ½ feet of frontage from the front of a lot in a cul-de-sac. Mr. Leatham stated that it cuts down the number of lots that would be allowed. M. Kent Larsen asked about the circumference of the cul-de-sac. Mr. Leatham stated that he didn't know what the circumference is. Mr. Larsen stated that if the circumference is known, then a decision can be made as to what the frontage at the curb would need to be in order to have 82 ½ feet at a 30-foot setback. Mr. Leatham asked the Planning Commission to give this issue some thought and that this issue will be discussed again at a future date.

Carl Leatham updated the Planning Commission as to what is happening with the open space in the Mount Sterling Estates subdivision.

Carl Leatham reminded the Planning Commission to keep church and state separate. When referring to individuals in the community, use Mr. and Mrs., not Brother and Sister.

At 7:17 p.m., John Spence made a motion, seconded by Russell Glenn, to adjourn the meeting.

**YEA 4**  
Russell Glenn  
Loyal Green  
John Spence  
M. Kent Larsen

**NAY 0**

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Loyal Green  
Chairman