

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 23, 2011, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell, Glenn, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle and 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 February 18, 2011. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Noelle Johansen Jonathan Fielding
Cristy Fielding Larry Richman Marla Richman

Opening Ceremony: Russell Glenn

Commission member Jaye Colling was excused from this meeting.

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

YEA 4 NAY 0
Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

The Commission reviewed the minutes for the Commission meeting which was held February 9, 2011. After review, John Spence made a motion, seconded by Russell Glenn, that the minutes of the February 9, 2011 meeting be approved as presented.

YEA 4 NAY 0
Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

At 6:05 p.m., John Spence made a motion, seconded by M. Kent Larsen, to go into a public hearing.

YEA 4 NAY 0
Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

Receive public input and consider for approval a request from Jonathan Fielding at 61 West 100 South for a conditional use for a 3 dog kennel. Mr. Fielding stated that he would like a conditional use for a 3 dog kennel. There will be no breeding. Mr. Fielding stated that they are a 3 dog family and would like to continue. Mr. Fielding stated that he has a lab, a red heeler, and will be getting a german wire hair. Mr. Fielding stated that they are all medium to large sized dogs. John Spence asked if the dogs are inside or outside dogs. Mr. Fielding stated both. Mr. Fielding stated that they are outside during the day, and inside at night. Mr. Spence asked if he would build a kennel for the dogs. Mr. Fielding stated that there is a kennel behind the shop with a large dog house. Mr. Fielding stated that his property is completely fenced. Loyal Green stated that currently, Mr. Fielding has 2 dogs, but is purchasing another dog in the near future. Mr. Fielding stated that is correct. Mr. Green asked if there had been any complaints about the dogs. Mr. Fielding stated that there has been one complaint about the barking. Mr. Green asked about waste from the dogs. Mr. Fielding stated that he cleans up the waste twice a week. Mr. Green asked if there were any comment from the public. Larry Richman stated that he lives 2 houses down from Mr. Fielding and has no complaints about his dogs. M. Kent Larsen asked because of the fence, was there any trouble with the dogs getting out. Mr. Fielding stated that the red heeler dug out once, but he fixed the dirt up higher. Mr.

Fielding stated that it was over a year ago. Mr. Larsen stated that the yard is large, and because of the fenced area, there is room for the dogs to run. Mr. Fielding stated that is correct. Mr. Spence stated that because there has been a complaint from the neighbors about the barking, Mr. Spence asked that Mr. Fielding do all he can to control the dogs and barking. Russell Glenn asked if there were any plans for commercial activity with the dogs at all. Mr. Fielding stated no. Mr. Green suggested that a condition be placed on this permit that if there are complaints of barking, Mr. Fielding needs to do what he has to in order to take care of the problem.

At 6:13 p.m., John Spence made a motion, seconded by M. Kent Larsen, to close the public hearing.

YEA 4

Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

NAY 0

After discussion, M. Kent Larsen made a motion, seconded by Russell Glenn, to approve a request from Jonathan Fielding at 61 West 100 South for a conditional use for a 3 dog kennel with the condition that if there are complaints from the neighbors about barking, Mr. Fielding will do what he needs to do in order the remedy the problem.

YEA 4

Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Don Hartle stated that he has finished working on the code for changing the height of fences and hedges.

Don Hartle asked for some guidance concerning the code for the 82 ½ feet of frontage. Mr. Hartle asked that the Planning Commission review the code and give some feedback at the next meeting.

Loyal Green asked how City Planner Jay Nielson was coming along on the land use code. Don Hartle stated that he is still working on it. Mr. Hartle stated that he was to meet with Mr. Nielson today, but didn't because Mr. Hartle wasn't feeling well. Mr. Hartle will get an update for the Planning Commission.

There is some Citizen Planner Training sponsored by County Planner Jay Baker. The training can be held during a regular scheduled meeting. Loyal Green asked that Don Hartle set up the training and invite the City Council to the meeting.

M. Kent Larsen asked if there is any more information concerning the water issue at Southwest Heritage Estates. Don Hartle stated that he will ask City Planner Jay Nielson for an update on this issue.

John Spence asked about the signs at Good Timber, Inc. Don Hartle stated that he has sent letters, but has had no response. Mr. Hartle stated that he has held off because of the weather.

At 6:25 p.m., John Spence made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 4

Russell Glenn
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman