

**KINGSBURG PLANNING COMMISSION  
REGULAR MEETING  
MARCH 10, 2016**

**Call to order** – At 6:01PM the Kingsburg Planning Commission meeting was called to order.

**Commissioners present** – Kinney, Rountree, Poyner, Kruper, Cozeby and Henslee

**Commissioners Absent** – Johnson

**Staff Present** – Planning Consultant Holly Owen, City Engineer Dave Peters and Planning Secretary Mary Colby.

**Others Present** – Bruce Blayney and Rick Schuil.

**APPROVAL** – Commissioner Cozeby made a motion, seconded by Commissioner Kruper to approve the minutes of the February 11, 2016 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC COMMENTS** – There were no citizens present who wished to comment at this time.

**PUBLIC HEARING, TENTATIVE PARCEL MAP TPM-73 LOCATED AT 2321 18<sup>TH</sup> AVENUE, APPLICANT RICK SCHUIL**

Open Public Hearing at 6:03PM

Planning Director Holly Owen introduced the location and gave a brief background and description of the project. She stated that this item was continued from the last meeting at the applicant's request upon questioning one of the conditions. City Engineer Dave Peters stated that the conditions of approval are all pretty straight forward but did want to touch on condition #8 which requires the applicant to grant an irrevocable offer of dedication for future street purposes. He presented background stating that this dedication does not have to be developed as a street now but if the City at some point in the future continues the street through to 18<sup>th</sup> we can go to the current property owner with this dedication. The plan is from the original subdivision was laid out in 1952 when it was county property. The design is for walkability, connectivity and circulation of vehicles in this neighborhood. Construction of the street would be in the future and would give us the option to facilitate the extension when the time came for development. We are not asking for dedication of the street now but just an irrevocable offer of dedication for future development.

Commission Discussion – The commissioners discussed with the City Engineer the possibilities for future development.

The possibility of requiring a smaller area for a walking path instead of a full size street was discussed.

Open for Public Comment at 6:15PM

The applicant Rick Schuil, who lives at 3299 Avenue 396 stated that he has been a resident of Kingsburg for close to 30 years and has lived in the county for the last 16. Mr. Schuil purchased the property 4 years ago as an investment for his family and utilizes the shop building for his personal use. He stated that the request for dedication would force him to take down the shop building and for the neighboring property which belongs to Mr. Erickson to lose his driveway access. This is a concern since he would be denied the use of a portion

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of his property and feels that the street will never be constructed. Mr. Schuil does not have a clear plan set for the future use of these parcels.

The commissioners and the applicant discussed a compromise for the construction of a walking/bike path. This would require only a 12 foot easement and improvements could be deferred until the property develops.

After further discussion Mr. Schuil asked that this item be continued to a future meeting in order to explore the feasibility of a walking path instead of a full width street.

Close Public Comment - At 6:41PM

Commissioner Kruper made a motion, seconded by Commissioner Cozeby to continue discussion on Parcel Map 73 to the next meeting to give the City Engineer time to explore the reduction of the dedication for a walking path instead of a full size street. The motion carried by unanimous vote of those commissioners present.

**PRESENTATION BY COMMISSIONER PAUL KRUPER ON LANDSCAPING AND PEDESTRIAN CORRIDOR REQUIREMENTS FOR NORTH KINGSBURG SPECIFIC PLAN.**

Commissioner Kruper stated that there is more interest in developing in the north Kingsburg area. This is a presentation describing a pedestrian corridor according to the North Kingsburg Specific Plan (NKSP). The NKSP requires that sidewalks be five foot wide and set back from the street, have a substantial green strip, pedestrian style lighting and plenty of trees. He stated that the correct trees according to the tree planting guide must be put in to keep the sidewalks in good condition and free of root damage. Landscape corridors can be located on any street as long as they follow the requirements stated. We need to be sure that walls are not constructed right next to sidewalks since this reduces the effective usable width of a sidewalk.

Commissioner Kruper discussed various other points in the NKSP such as:

- ✚ East west streets are required to have a 5 foot meandering sidewalk with 12' landscape strips. North south streets were not designated.
- ✚ Should be allowance for irrigation lines to water the trees planted in the landscape strips.
- ✚ All streets north, south, east or west must have a pedestrian corridor on one side of the street and include all the requirements such as green strips, trees, five foot sidewalk, fence away from the sidewalk and pedestrian style lighting.

Planning Director Owen stated that this is a very timely presentation as we are in meetings with potential developers every week and staff is tasked with interpreting this document that has been adopted.

**FUTURE ITEMS -**

**ADJOURN** – At 7:27 PM the Kingsburg Planning Commission meeting was adjourned.

Submitted by

Mary Colby  
Planning Secretary