

**KINGSBURG PLANNING COMMISSION
JANUARY 12, 2017
REGULAR MEETING**

Call to order – At 6:04PM the Kingsburg Planning Commission meeting was called to order.

Commissioners Present – Kinney, Poyner, Cozbey, Johnson and Henslee

Commissioners Absent – Rountree and Kruper

Staff Present – Planning Director Greg Collins, Building Official Mike Koch and Planning Secretary Mary Colby

Others Present – Matthew and Heather Kredit, Lee Darling and Bruce Blayney City Council Liaison.

APPROVAL Commissioner Cozbey made a motion, seconded by Commissioner Poyner to approve the minutes of the November 10, 2016 meeting as presented. The motion carried by unanimous vote of those Commissioners present.

PUBLIC COMMENTS – No citizens present who wished to comment at this time.

Chairperson Henslee read his letter of resignation stating that he has moved out of town and is no longer a resident of Kingsburg. Henslee stepped down and turned the meeting over to Co-Chair Johnson.

PLANNING COMMISSION DISCUSSION REGARDING ADJUSTMENT OF SETBACKS FOR UTILITY STRUCTURES WITHIN A RESIDENTIAL REAR YARD. –Gregory Collins Planning Consultant presented his staff report with some background on discussions regarding the location of accessory structures in rear yards. Staff is looking for guidance on whether the ordinance should be left as it is or change the requirement for setbacks for larger accessory structures. This is an issue of aesthetics and policing.

Building Official Mike Koch stated that most Kingsburg residents purchase their accessory structures from Tuff Shed, but they do not have structures that fit the parameters of our ordinance as it stands.

Matthew Kredit, 179 W Sunset Street, Kingsburg stated that they purchased a Tuff Shed and installed it about 18 months ago. At the time he built the shed he had verbal permission from his neighbor to place in the location that it stands but when completed neighbor changed his mind and is not happy with the location. This is the reason he is pressing for the change in the ordinance.

Lee Darling, 159 W Sunset Street, Kingsburg stated that he is the neighbor who is not happy with the height of the structure. He would like to see structures kept a distance from the fence and does not want a change in the ordinance.

Planning Director Collins gave the following options:

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1. Could maintain the current status but clarify the ordinance. If this option is chosen the non-conforming structures will be dealt with on a case by case basis as they are brought to the City's attention.
2. Allow for taller structures within setback, with a height limit.

After a brief discussion the following recommendation was made by the Planning Commission:

Bring back draft ordinance for commissions review with options and graphic details. Clean up out of date language and prepare a minor deviation/variance for consideration. This would require a public hearing before the Planning Commission.

FUTURE ITEMS –

Four subdivisions are working way towards consideration by the Planning Commission.
Nelson, Crinklaw, Erickson and Ghuman subdivisions.

Crestwood Hospital project, amendment to CUP, adding beds to hospital.

Projects in Tulare but adjacent to Kingsburg

Van Cleve, concrete processing plant.

Hash project a large parcel proposed to be subdivided, issues pertaining to interjurisdictional items.

ADJOURN – At 7:00PM the Planning Commission meeting was adjourned.

Submitted by

Mary Colby
Planning Secretary