

**KINGSBURG PLANNING COMMISSION
FEBRUARY 8, 2018
KINGSBURG CITY COUNCIL CHAMBER**

Call to order – At 6:00PM the Kingsburg Planning Commission meeting was called to order.

Commissioners present – Kinney, Rountree, Poynor, Cozbey, Bullis and Kruper

Commissioners Absent – One vacant seat

Staff Present – Karl Schoettler Planning Consultant and Mary Colby Planning Secretary

Others Present – Bruce Blayney, Council Liaison, Dave Crinklaw, Sandra Staats and Gary Thompson

APPROVAL - Commissioner Bullis made a motion, seconded by Commissioner Poynor to approve the minutes of the November 9, 2017 meeting as mailed. The motion carried by unanimous vote.

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

PUBLIC NOTICE – TENTATIVE PARCEL MAP PM-2018-01 TO DIVIDE A SINGLE LOT INTO THREE PARTS FOR THE DEVELOPMENT OF A MEDICAL SERVICE COMPLEX LOCATED ON THE VACANT PARCEL AT MARION AND WILLIAMS STREET (BEHIND WALGREEN’S) APN396-031-11 APPLICANT LAND MANAGEMENT OPPORTUNITIES, LLC

Open Public Hearing at 6:02 P.M.

Planning Director Karl Schoettler who is filling in for Greg Collins tonight presented a short power point featuring the project.

Commission Discussion:

The two entrances to project and their sizes.

Will there be impact fees to cover alley improvement.

Is there adequate room for a fire engine to service this property?

Open for Public Comment – 6:12PM

Bruce Blayney asked if a fence is required on the railroad side of the building. Karl Schoettler stated there was no requirement for fencing along the railroad.

Close Public Comment at 6:14PM

Continued Commission Discussion – There was no further discussion.

Close Public Hearing at 6:14PM

Commissioner Bullis made a motion, seconded by Commissioner Cozbey to approve Tentative Parcel Map 2018-01 and adopt resolution 2018-01 for a parcel map to divide one parcel of approximately 3.72 acres into three located on the east side of the Union Pacific Railroad between Ellis and Williams Street. The motion carried by unanimous vote.

PUBLIC NOTICE – TENTATIVE PARCEL MAP TPM-2018-02 TO DIVIDE A SINGLE LOT INTO FOUR PARTS FOR FUTURE DEVELOPMENT LOCATED AT

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**SIMPSON AND STROUD AVENUE APN 394-021-38 APPLICANT WEST STAR
CONSTRUCTION**

Open Public Hearing at 6:16 P.M.

Consulting Planning Director Karl Schoettler stated this is a second parcel map to divide 6.2 acres into four parcels.

Commission Discussion

Is there adequate access? Mr. Schoettler stated after review, staff has determined there is adequate access.

There will be cross parcel easements.

At some point the city may think about a left turn lane near the project.

Open for Public Comment at 6:23PM

Dave Crinklaw, West Star Construction and the developer stated that a U-turn can be made at Bethel Avenue.

Close Public Comment at 6:24PM

Continued Commission Discussion – There was no further Commission discussion

Close Public Hearing at 6:24PM

Commissioner Bullis made a motion, seconded by Commissioner Rountree to approve TPM 2018-02 and adopt Resolution 2018-02 to divide a single 6.2 acre parcel into four parts for future development located at Simpson Street and Stroud Avenue. The motion carried by unanimous vote.

FUTURE ITEMS – No future items were discussed

Commissioner Bullis asked if the patch in the road at 190 Stroud Avenue is permanent or just a patch.

ADJOURN – At 6:27PM the Kingsburg Planning Commission meeting was adjourned.

Submitted by

Mary Colby Planning Secretary