

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
APRIL 11, 2019**

Call to order – The Kingsburg Planning Commission meeting was called to order at 6:03PM

Commissioners present – Kinney, Rountree, Brock, Cozby, Blayney and Kruper

Commissioners Absent - One vacant seat

Staff Present – City Manager Alex Henderson, City Attorney Mike Noland, Planning Director Greg Collins and Planning Secretary Mary Colby

APPROVAL – Commissioner Kinney made a motion, seconded by Commissioner Cozby to approve the minutes of the September 13, 2018 meeting as presented. The motion carried by unanimous vote.

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

APPOINTMENT OF A NEW VICE CHAIRPERSON FOR THE KINGSBURG PLANNING COMMISSION

Nominated – Commissioner Rountree was nominated by Commissioner Blayney there were no other nominations. The commission voted unanimously to appoint Commissioner Rountree as new Vice Chairperson.

ACCEPT RESIGNATION OF JACK SHANTZ FROM THE PLANNING COMMISSION

– Commission accepted the resignation of Jack Shantz.

Introduced Commissioner Blayney and Commissioner Brock.

ADD USE TO THE HIGHWAY COMMERCIAL (CH) ZONE DISTRICT UNDER SECTION 17.60.010 OF THE MUNICIPAL CODE. GENERAL BUSINESS AND OFFICE USES INCLUDING, CUSTOMER SERVICE CENTERS AND CUSTOMER CALL CENTERS, IN WHICH GOODS, WARES AND MERCHANDISE ARE NOT COMMERCIALY CREATED, SOLD OR EXCHANGED.

Planning Director Greg Collins outlined the proposal to add uses to the Highway Commercial Zone District. He stated that it is good practice for cities to review often their list of permitted uses in the zoning ordinance in order to serve the citizens and people using city services and amenities. Staff recommends that the Highway Commercial district be amended to add other uses to allow more flexibility. These new uses would be required to go through Site Plan Review to ensure all requirements are met.

The Commissioners discussed:

- Locations of highways have an affect on where a business may locate.
- Some concerns about the wide variety of uses. Some businesses don't belong next to each other.
- Uses should be varied to entice businesses. CUP's deter some businesses from moving forward.
- Any use removed from the ordinance will require a public hearing.

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Dave Crinklaw-developer stated that a CUP from a developer's perspective is not good, so many deals have fallen through when they found out it was a CUP.

Commissioner Blayney made a motion, seconded by Commissioner Rountree to adopt Resolution 2019-01 adding medical offices, call centers, retail stores, colleges and trade schools to the permitted use list of the Highway Commercial (HC) district. The motion carried by unanimous vote.

REQUEST FOR A ONE YEAR EXTENSION FOR VESTED TENTATIVE MAP #6167, APPROVED IN MAY 2017. APPLICANT WEST STAR CONSTRUCTION.

Planning Director Greg Collins stated that subdivision maps are good for 2 years. Occasionally it takes longer than the allowed time to get things in order. West Star is very close to submitting a final map, but they would like a cushion in case they go over the allowed time.

Commissioner Kruper asked Dave Crinklaw if he remembered the condition to extend the green space. Mr. Crinklaw acknowledged that condition.

Commissioner Blayney made a motion, seconded by Commissioner Rountree, to adopt Resolution 2019-02 approving an extension of one year's time for Subdivision Tract Map No. 6167, West Star Construction. The motion carried by unanimous vote.

FUTURE ITEMS

Joint City Council/Planning Commission workshop on the North Kingsburg Specific Plan. – Alex stated that the City Council would like to have an educational workshop on the NKSP since very few of the current council members and some of the Planning Commissioners were not involved in the making of this document. May 9th will be the joint meeting.

ADJOURN – The Kingsburg Planning Commission meeting was adjourned at 6:45PM with a motion from Commissioner Rountree, seconded by Commissioner Cozbey and voted unanimously.

Submitted

Mary Colby
Planning Secretary