

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 11, 2021**

Call to order – At 6:03PM the Planning Commission teleconference meeting was called to order.

COMMISSIONERS PRESENT – Carlson, Ruch, Blayney, Brock, Valdez, Gonzalez and Kruper

COMMISSIONERS ABSENT – None

STAFF PRESENT – Planning Director Greg Collins, City Attorney Mike Noland, City Engineer Dave Peters, City Clerk Abigail Palsgaard and Planning Secretary Mary Colby

OTHERS PRESENT – Mario Valmonte

APPROVAL - Commissioner Blayney made a motion, seconded by Commissioner Brock to approve the minutes of the January 14, 2021 meeting as presented. The motion carried by the following roll call vote.

Ayes	Blayney, Brock, Carlson, Valdez, Gonzalez, Ruch and Kruper.
Noes:	None
Absent:	None
Abstain:	None

Welcome new commissioner Craig Ruch and elect Vice Chairperson.

Commissioner Ruch stated that he grew up in Laton and has lived in Kingsburg for many years. Works for a construction company in Selma and has raised his family in Kingsburg and wants to give back to the community.

Call for nominations for Vice Chairperson,

Commissioner Brock nominated Commissioner Blayney. Seconded by Commissioner Carlson. No other nominations were made.

Commissioner Blayney is appointed as Vice Chairperson by the following roll call vote:

Ayes:	Carlson, Ruch, Brock, Valdez, Gonzalez, Kruper and Blayney
Noes:	None
Absent:	None
Abstain:	None

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

CONTINUED PUBLIC HEARING – TO REVIEW APPLICATION FOR A PLANNED UNIT DEVELOPMENT PUD-2020-01 FOR A MULTI FAMILY PROJECT AND A GROWTH ALLOCATION ALLOTMENT FOR 35 MULTI-FAMILY UNITS. PROJECT LOCATED ON THE WEST SIDE OF 10TH/ACADEMY AVENUE, APPLICANT SOHAL, INC.

Open Continued Public Hearing at 6:10pm

Planning Director Greg Collins, stated that this is the third meeting pertaining to this development. Applicant has provided revised site plan incorporating the changes requested at the last meeting. Commissioners and staff discussed the following:

- Academy will be widened and improved.
- Interior roadway will be narrowed to eliminate roadside parking.
- Add pedestrian corridor and bike lane.
- Include playground equipment and amenities.
- Rearrange the mix of 2 story and single-story units.
- NKSP does allow apartments but not small lot single family residential developments.

- Density was figured using the entire property square footage, concern with the fact that they are not developing the whole lot.
- As it is shown now the project does not meet the 5,500 sq ft per unit
- Move the 1 story to the east side of the property.
- Increase green space by adding back yards to each unit.

Open for Public Comment at 7:43pm

Sherman Dix stated that he has issues with the development of the property. Owner could develop unused portion of parcel at a later time with more units. He feels this is a disservice having the applicant return so many times. Do not feel this is a superior development. Circumventing intent of the code to get as many units on a small parcel as possible.

Dennis van der stay, lives on Skansen St, encouraged the Planning Commission to make hard decisions and add more requirements. Put all conditions and requirements on the map. Show elevations, left turn lane on academy.

Close Public Comment at 7:53PM

Continued Commission Discussion

Items needed:

- Does not meet the requirements of 5,500 sq ft per unit.
- Verify acreage.
- Plans are not complete.

Commissioner Brock made a motion, seconded by Commissioner Carlson to reject the plan as it stands. Roll call.

Ayes: Brock, Carlson, Gonzales

Noes: Blayney, Valdez, Kruper

Absent: None

Abstain: Ruch

The motion was voted as a tie, no action.

Commissioner Blayney made a motion, seconded by Commissioner Valdez to continue the public hearing to the March 11, 2021 meeting instructing the applicant to incorporate the required elements, if not provided within 30 days he can ask for a continuation of the hearing. The motion carried by the following roll call vote:

Ayes: Blayney, Ruch Kruper, Valdez

Noes: Brock, Carlson, Gonzales

Absent: None

Abstain: None

FUTURE ITEMS- None discussed

ADJOURN – At 8:29PM the Kingsburg Planning Commission adjourned with a motion by Commissioner Valdez and seconded by Commissioner Carlson. The motion carried by unanimous roll call vote:

Ayes: Blayney, Brock, Carlson, Valdez, Gonzalez, Ruch, Kruper

Noes: None

Absent: None

Abstain: None

Submitted by

Mary Colby Planning Secretary