

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

Call to order – At 6:02PM the Kingsburg Planning Commission meeting was called to order.

Commissioner's present – Ruch, Blayney, Brock, Valdez, Gonzalez and Kruper

Commissioners Absent – One vacant seat.

Staff Present – Planning Director Greg Collins, City Attorney Mike Noland, City Clerk Abigail Palsgaard, and City Engineer David Peters.

Others Present – Representing West Star Construction Dave Crinklaw and Sandra Staats.

APPROVAL – Commissioner Blayney made a motion, seconded by Commissioner Valdez to approve the minutes of the February 11, 2021 meeting as presented. The motion carried by the following roll call vote:

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

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

PUBLIC NOTICE – PARCEL MAP PM-2021-01 TO DIVIDE 1.28 ACRES INTO TWO PARCELS. APPLICANT WEST STAR CONSTRUCTION. LOCATION NORTHWEST CORNER OF KAMM AND 18TH AVENUE.

The Public Hearing was opened at 6:07PM

Planning Director Greg Collins presented the map stating that there is development around this subject site for single family homes.

Commission Discussion

- This is for a remainder lot in tract 6242.
- The applicant will build the property in compliance with the NKSP.
- Concern with sidewalk layout.
- Sidewalk was laid out to match the surrounding subdivision in that area.

The Public Comment portion was opened at 6:30pm

There were no public comments, and the public comment portion was closed at 6:30PM

Continued Commission Discussion

- The action required for tonight is only for the parcel split.

There was no further commission discussion, and the Public Hearing was closed at 6:40pm

Dave Crinklaw, with West Star Construction, stated that the interior of the subdivision will have sidewalks that comply with the NKSP and only the sidewalks on Kamm are out of compliance so it will tie into the existing sidewalks.

Commissioner Blayney made a motion, seconded by Commissioner Ruch to adopt resolution 2021-01 approving parcel map PM-2021-01 to divide 1.28 acres into two parcels. After a brief discussion, the motion was passed by the following roll call vote:

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

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.

Public Hearing was opened at 6:47pm

Planning Director Greg Collins stated that an addendum to the map came out after the packet was posted. Changes made:

- Three additional lots are shown but are not part of the PUD.
- 4.77 acres is the unit of acreage that will be used to calculate the number of units allowed.
- Street access will be off Academy Ave as recommended by the City Engineer.
- Applicant has added more green space and open space including larger yards, basketball court and other green space.
- The 8” tree line sidewalk that the commission requested has been added.
- Must add 10,000 sq ft to reach the required lot size per unit.
- The Commission can continue the matter to allow for additional changes to the project or deny the proposal since it does not comply with the Zoning Ordinance.

Commission Discussion commenced at 6:57PM.

- Number of units would have to be reduced if using the 4.77 acres figure.
- If denied this project will go to City Council and if denied at City Council, the applicant must reapply.
- This is the 3rd review without meeting standards of the Zoning Ordinance or the NKSP, city staff is not responsible to redesign the project to make it comply.

Open for Public Comment at 7:26PM

Dennis Van DerStaay, resident, thinks the project should be denied since they did not comply.

Cynthia Van Doren, resident, feels like the commission is trying to plan this development. PUD approval is discretionary with a minimum 5 acres required for a PUD.

Closed Public Comment 7:33pm

Continued Commission Discussion 7:33pm

- If item is continued it must be to a date certain, or project could be renoted for a different date.
- No street parking on Academy should be allowed for this project.
- Mixed views on seeing the lot built as opposed to an empty lot. Staff and the Commission have put a lot of time into this project.

- The same map cannot be used again if denied since it does not comply.

Close Public Hearing 7:44pm

Commissioner Blayney made a motion, seconded by Commissioner Brock to deny the application for PUD-2020-01 for a multi-family project and a growth allocation allotment for 35 multi-family units, located on the west side of 10th/Academy Avenue based on the findings that it does not meet the required square footage for a Planned Unit Development Project. The motion carried by the following vote:

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

FUTURE ITEMS – No items were discussed.

ADJOURN – At 7:51PM the Kingsburg Planning Commission meeting was adjourned with Commissioner Blayney making the motion, seconded by Commissioner Ruch. The motion carried by the following roll call vote:

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

Submitted by

Mary Colby
Planning Secretary