

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
MAY 13, 2021**

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

Commissioners present – Valdez, Ekizian, Ruch, Gonzalez, Blayney and Kruper
Commissioners absent - Brock

NEXT RESOLUTION 2021-02

APPROVAL minutes as mailed or corrected. Commissioner Ruch made a motion, seconded by Commissioner Ekizian to approve the minutes of the April 8, 2021 Planning Commission minutes as presented. The motion carried by the following roll call vote.

Ayes	Valdez, Gonzalez, ruch, ekizian, Kruper
Noes	None
Absent -	Brock
Abstain -	Blayney

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

PUBLIC HEARING - CONDITIONAL USE PERMIT FOR A TRUCK TERMINAL THAT WILL BE LOCATED NORTH OF EAST KAMM AVENUE AND WEST OF STATE ROUTE 99 IN KINGSBURG. DEVELOPMENT OF THE TRUCK TERMINAL WILL ALSO REQUIRE GENERAL PLAN AND ZONING ORDINANCE AMENDMENTS AND AN ANNEXATION OF THE SUBJECT PARCEL AS WELL AS PARCELS BETWEEN THE SUBJECT TERRITORY AND STATE ROUTE 99

Open Public Hearing at 6:07PM

Presentation by Planning Director Greg Collins stated that the environmental was quite lengthy. Described location of property the surrounding uses and the proposed use for this property. Will need a gen plan and zone ordinance amendment along with an annexation.

Commission Discussion

Blayney 2 subject properties that would also be annexed what if they don't agree with annexation? Collins stated City Manager has indicated there are some incentives to entice properties to join the annexation. This bring up the condition that the development must provide adequate water supply. Engineering did an evaluation would need about 1 ½ miles of pipeline to reach the property. Staff didn't feel it was appropriate at this point to extend the pipeline at this time. If well becomes unusable in the future and services are available they will be able connect at this time.

The fire department will have the final say on what is required for fire protection.

Gonzalez there was a prominent truck stop in town in the past and when it shut down it took years to clean up the property. How will we safeguard against this?

City is aware of the potential problems and will design systems to safeguard this.

Discussion regarding other areas that could be included.

Annexation resolution is not in the packet

Type of water available on the other properties that are being considered to annex. Means to ensure that the county roads that are in bad shape area funded for repair.

Designation of property to CH same land use to the other properties. CH zoning generates property and sales tax which is beneficial to cities.

CUP has issues, traffic being the main one, want to ensure that local roadways are built properly for truck traffic. DP gave report on what would be required from project. Conditions of approval would ensure that roadway frontage is approved and impacts offsite would be addressed also.

Open for Public Comment at 7:11PM

Close Public Comment at 7:12PM

Continued Commission Discussion

Highway Beautification Ordinance affects this property, how can we discuss this with the beautification committee? There is a requirement to submit a landscaping and beautification plan. There is a highway beautification ordinance in the muni code.

Blayney require facilities to connect to water and sewer as lines become available.

Kruper, Valdez, Gonzalez, Blayney,

Blayney made a motion, seconded by Valdez to continue the public hearing to the next meeting on June 10

Ayes Blayney, Valdez, Gonzalez, Ruch, Ekizian, Kruper

Noes None

Absent Brock

Abstain None

Continue Public Hearing to the June 10, 2021 Planning Commission meeting.

FUTURE ITEMS – discussed methods of distributing packets, time frames

ADJOURN Valdez seconded by Ruch to adjourn at 7:29PM