

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
JUNE 10, 2021**

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

Commissioners present – Ekizian, Ruch, Gonzalez, Valdez, and Kruper.

Commissioners Absent – Brock, Blayney

Staff Present – Planning Director Greg Collins, City Engineer Dave Peters, Building Official Edward Jakubowski and Planning Secretary Mary Colby

Others Present – Del Bains, Jerry Smith

APPROVAL – Commissioner Ruch made a motion, seconded by Commissioner Gonzalez to approve the minutes of the May 13, 2021, meeting as presented. The motion carried by unanimous vote of those Commissioners present.

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

CONTINUED 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

Planning Director Greg Collins provided a recap of the prior meeting in May.

- Annexation
- Designate to highway commercial.
- Rezone/prezone to highway commercial
- Approve conditional use permit w/conditions.
- Mitigated negative declaration, no significant impact on the environment.
- Description of the truck terminal that will be constructed here.
- City services will not be extended to the site at this time.
- Could be extended at the property owner's expense with an agreement to be reimbursed when nearby properties are developed.
- If not approved by City then development could be proceed in the County with conditions incorporated into the design and management of this property by City staff.

Commission Discussion –

- Will there be additional requirements for water storage since it is on a well. – this is typically a condition whether in the county or city. Has been discussed with fire chief, the onsite well will need to be evaluated.
- Due to the proximity of properties in this area and the nearness to the SKF basins is it feasible that homes would be built here? It will likely be more commercial and office use in this area.
- City is reluctant to annex the roads unless the county brings them up to standards. They are in poor condition.
- Merits of moving forward with the annexation in order to have more control over the development of the property.
- There are specific requirements for water and sewer for developments like this.
- Benefits of annexation: property tax, sales tax.
- Will have to provide safety services, police and fire.

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Open for Public Comment at 6:40PM

Jerry Smith who owns The Kingsburg Truck Center stated that we originally sold this property to developer. Have reservations about joining the city. He stated that their operation builds trucks and flatbeds and refurbishes equipment for resale. Water and sewer would be a good incentive to come into the city. Would like to add a condition if this goes through that the new development does not construct or plant anything that would obstruct visibility to our site.

Del Bains, representative for this project stated that if the annexation does not go through they will develop in the county.

Close Public Comment at 7:04PM

Continued Commission Discussion

Are roads a significant setback or obstacle if we have to take them over? Could be handled if annexed.

No downside to annexation, will be developed whether annexed or not, the city could be missing an opportunity for revenue.

Close Public Hearing at 7:08PM

Commissioner Ekizian made a motion, seconded by Commissioner Ruch to recommend to the City Council adoption of Resolution 2021-02 initiating Kamm Bethel Northwest Reorganization and forward to LAFCo. The motion carried by unanimous vote of those commissioners present.

Commissioner Ruch made a motion, seconded by Commissioner Gonzalez to adopt Resolution 2021-03 approving the General Plan amendment 2021-01 designating from undesignated to highway commercial and approve the Zoning Ordinance Amendment 2021-01 changing from Fresno County's C-6 district to Kingsburg's CH (highway commercial) district. The motion carried by unanimous vote of those commissioners present.

Commissioner Ekizian made a motion, seconded by Commissioner Ruch to adopt Resolution 2021-04 approving CUP 2021-01 subject to conditions in the resolution and including, no blockage of the existing Kingsburg Truck Sales signage, addition of a water storage tank subject to approval of the Fire Chief. The motion carried by unanimous vote of those commissioners present.

Commissioner Ruch made a motion, seconded by Commissioner Gonzalez to adopt Resolution 2021-05 approving a mitigated negative declaration for the Khalsa Truck Terminal. The motion carried by unanimous vote of those commissioners present.

FUTURE ITEMS – None were discussed.

ADJOURN – At 7:15PM Commissioner Ekizian made a motion, seconded by Commissioner Ruch to adjourn the Kingsburg Planning Commission meeting. The motion carried by unanimous vote of those Commissioners present.

Submitted by

Mary Colby
Planning Secretary