

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
April 11, 2017**

CALL TO ORDER: The meeting was called to order by Chairperson Hutchings at 6:00 p.m.

ROLL CALL

PRESENT: Commissioner Kenneth Hutchings (Chairperson)
Commissioner Robert Gran Jr. (Vice Chairperson)
Commissioner Jim DaSilva
Commissioner Israel Cortes
Commissioner Pamela Tyler
Commissioner Richard Broadhead

ABSENT: Commissioner Bruce Norton

STAFF: Christopher Boyle, Planning Manager
Keith Helmuth, City Engineer
Jose Aguilar, Deputy City Engineer
Brent Richardson, City Attorney
Brandi Garcia, Recording Secretary

PLEDGE: Commissioner Broadhead led the Pledge of Allegiance.

PUBLIC COMMENT: None

MINUTES: March 14, 2017

Commissioner Gran moved to approve the minutes from the March 14th meeting. Seconded by Commissioner Tyler. The motion carried unanimously.

CONSENT ITEMS: None

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS

1. VAR 2017-01 – dd's Discounts Sign Variance

A noticed public hearing to consider a variance from the City's Sign Ordinance to allow for 285 square feet of on-building signage where only 225 square feet of on-building signage is allowed, located at the northeast corner of the intersection of Country Club Drive and West Sherwood Way (1311 Country Club Drive) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation.
APN: 003-210-025

Christopher Boyle, Planning Manager presented the item.
(Not able to hear audio)

Commissioner Gran asked how many square feet of non-permitted signage there is currently.

Mr. Boyle noted there is currently 56 sq. ft. of non-permitted signage.

Commissioner DaSilva asked how long they have had the non-permitted signage.

Mr. Boyle stated he wasn't sure.

The applicant was invited to the podium.

(Unable to hear audio) of 5201 Pentecost Dr. in Modesto stepped forward. He said the applicant's Representative was unable to make it to the hearing. He spoke regarding an earlier report from Robert Holt, Assistant Planner, that talked about staff approval and now there's the report being presented.

As far as the sign goes, the 'ladies, shoes, mens...' is part of the National logo. They are doing this all over. However, if this is going to be denied they would like to know so they can move on.

Commissioner Hutchings stated he was going to ask if the additional signage is now part of the logo.

Mr. Boyle said the applicant could also resize the whole sign to add the addition and stay within the sq. footage.

Brent Richardson, City Attorney noted that the way the code is, the sign has to be necessary. You can't get there if it doesn't cure the problem.

Commissioner Gran asked if they have to move to deny the Variance so the applicant can go back to Corporate and see what they want to do.

Mr. Richardson said as far as alternatives going forward because of the way the code is worded, unless you can make the findings you can't really get there on a variance.

Commissioner Gran made a move to approve Motion 1 with the addition that unpermitted signs be removed. Seconded by Commissioner DaSilva. The motion was carried unanimously.

2. CUP 2017-03 and SPR 2017-04 – Fitness Evolution

A noticed public hearing to consider a conditional use permit and site plan review to allow for an athletic fitness center in an approximate 2,900 square foot tenant suite in the Hallmark Town Center, located on the southwest corner of the intersection of West Cleveland Avenue and North Schnoor Avenue (2340 and 2342 West Cleveland Avenue) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. APN: 006-390-016

Planning Manager, Christopher Boyle summarized the item.
(Unable to hear audio)

Commissioner Hutchings asked if the parking included those spots in the back.

Mr. Boyle said he believes it includes all spots in the shopping center.

The applicant was invited to the podium.

Leah Mc Long, VP of Construction for Fitness Evolution stepped forward. She stated she is in agreement but isn't sure what's in question with the ramp.

Commissioner DaSilva asked if she was referring to #16.

Mr. Boyle stated he was deferring this one to Keith Helmuth, City Engineer.

Mr. Helmuth said the driveway to the south of the units does not have truncated domes.

Commissioner Gran made a move to approve Motion 1 as stated with the additional corrections that were noted by Mr. Boyle. Seconded by Commissioner Tyler. The vote was carried unanimously.

3. PPL 2017-01 – Mesa Pointe Precise Plan

A noticed public hearing to consider a precise plan to allow for the development of five (5) new proposed home plans ranging in size from between 1,311 to 2,586 square feet on sixty-five (65) residential lots generally located southwest of the intersection of East Olive Avenue and South Knox Street in the PD-3000 (Planned Development) Zone District with an MD (Medium Density) General Plan land use designation. The Precise Plan will also provide for supporting development standards for the project. APN: Multiple

Christopher Boyle, Planning Manager presented the item and noted that DR Horton is requesting a continuance to the May 9th, Planning Commission regular meeting.

Commissioner DaSilva made a move to approve the continuance of this item to the May 9th Planning Commission meeting, seconded by Commissioner Gran. The motion was carried unanimously.

4. CUP 2016-20 – Teran Residence Revocation

A noticed public hearing to consider revocation of Conditional Use Permit 2016-20, which allows for a residential use on a commercially zoned property located at the southwest corner of North C Street and East 5th Street (126 North C Street) in the C1 (Light Commercial) Zone District with a C (Commercial) General Plan land use designation. APN: 007-111-001

Planning Manager, Christopher Boyle summarized the item and also requested a continuance to the May 9th Planning Commission meeting on behalf of the applicant.

Commissioner DaSilva made a move to continue the item to the May 9th Planning Commission meeting. Seconded by Commissioner Tyler. The vote was carried unanimously.

NON PUBLIC HEARING ITEMS: None

ADMINISTRATIVE REPORTS: Updates on current projects.

COMMISSIONER REPORTS:

Commissioner DaSilva reported that the Planning Commission Academy was good. He felt that last year was better but they did get a lot of good information.

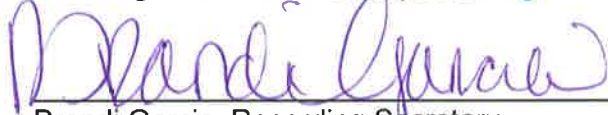
Commissioner DaSilva also asked Mr. Helmuth about the sinkhole at Olive and Pecan. He said it's getting bigger.

Mr. Helmuth said the construction manager was going to look at it but he will check on it.

The meeting adjourned at 7:23 p.m.



Planning Commission Chairperson



Brandi Garcia, Recording Secretary