

MINUTES

CITY OF IMPERIAL
PLANNING COMMISSION and TRAFFIC COMMITTEE
April 13, 2016 6:30PM

COMMISSIONERS PRESENT: MCDADE AND ROSS

COMMISSIONERS ABSENT: HONSE, LUCAS, AND PECHTL

STAFF PRESENT: PLANNING DIRECTOR GALVAN, AND CITY CLERK JACKSON

******BY 7:00 PM THERE WAS NOT A QUORUM PRESENT AND THE MEETING WAS ADJOURNED TO MONDAY, APRIL 18, 2016 AT 5:00 PM***

A. PLANNING COMMISSION and TRAFFIC COMMITTEE CALL TO ORDER:

6:30 PM ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES:

C. CONSENT CALENDAR

- a. Approve Planning Commission Minutes for February 10, 2016 and March 23, 2016.

D. NEW BUSINESS: (DISCUSSION/ACTION – APPROVE/DISAPPROVE)

D-1 Public Hearing, Discussion/Action: Conditional Use Permit #16C02 – Tucker RV Parking/ Storage, 451 West Aten Blvd

- a. Open Public Hearing.
- b. Staff Report.
- c. Public Testimony.
- d. Close Public Testimony.
- e. Commission Discussion.
- f. Recommended Action: Approve RESO. No. PC2016-04 approving a Conditional Use Permit for Tucker RV Parking/ Storage.

- D-2** Public Hearing, Discussion/ Action: Variance #V1604 – Rogers and Rogers Side Yard Requirement Reduction
- a. Open Public Hearing.
 - b. Staff Report.
 - c. Public Testimony.
 - d. Commission Discussion.
 - e. Recommended Action: Approve RESO. No. PC 2016-05 approving Variance #V1604 requesting reduction of side yard requirements at 2335 and 2337 Hwy 86.
- D-3** Public Hearing, Discussion/ Action: Annexation #IMP1-16, 2475 and 2575 Clark Road
- a. Open Public Hearing.
 - b. Staff Report
 - c. Public Testimony.
 - d. Commission Discussion.
 - e. Recommended Action: Approve RESO. No. PC2016-06 Recommending Approval of Annexation and Pre-Zone #IMP1-16 at 2475 and 2575 Clark Road.

E. REPORTS:

- E-1. COMMISSIONER'S REPORTS E-
- 2. DIRECTOR'S REPORT

PLANNING COMMISSION MEETING ADJOURNED TO APRIL 18, 2016 AT 5:00 PM

MINUTES

ADJOURNED REGULAR MEETING

Monday, April 18, 2016

A. PLANNING COMMISSION and TRAFFIC COMMITTEE CALLED TO ORDER

PLANNING COMMISSIONERS PRESENT: HONSE, LUCAS, MCDADE, PECHTL (in at 5:08), AND ROSS

OTHERS OFFICIALS PRESENT: PLANNING DIRECTOR GALVAN, FIRE CHIEF ROUHOTAS, AND CITY CLERK JACKSON

CHAIRMAN ROSS called the meeting to order at 5:05 PM and led those present in the Pledge of Allegiance.

B. PUBLIC APPEARANCES:

None.

C. CONSENT CALENDAR

a. Approve Planning Commission Minutes for February 10, 2016 and March 23, 2016.

Motion by LUCAS, seconded by McDADE to approve the Consent Calendar as presented:

MOTION CARRIED: 4-0 (AYES: HONSE, LUCAS, MCDADE, AND ROSS)

D. NEW BUSINESS:

D-1 Public Hearing, Discussion/Action: Conditional Use Permit #16C02 – Tucker RV Storage and Equipment Rental Yard, 451 West Aten Blvd

The Public Hearing was opened at 5:07 PM

Commissioner Pechtl arrived at 5:08 PM

Planning Director Galvan informed the Commission of the proposed project. The application is for a CUP to allow for RV storage and equipment rental yard at the rear portion of 451 West Aten Blvd. All operations will be conducted inside a fenced area with the office being located next door at Tucker Auto body.

There being no comments made by members of the audience or written comments received, the Public Hearing was closed at 5:30 PM.

Commission discussion centered on the type of fencing, lighting, landscaping, and fire protection with placement of fire hydrants. Additional discussion was held regarding future plans for a strip mall adjacent to the project property.

Motion by PECHTL, seconded by LUCAS to Approve Resolution No. PC2016-04 approving a Conditional Use Permit for RV Storage and Equipment Rental Yard with changes to Conditions of Approval to include placement of fire hydrant every 300', 24' aisle width, placement of Class 2 base material and landscaping installed within 30 days of installation of sidewalk.

AYES: HOSE, LUCAS, MCDADE, PECHTL, AND ROSS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE MOTION CARRIED 5-0

D-2 Public Hearing, Discussion/ Action: Variance #V1601 – Rogers and Rogers Side Yard Requirement Reduction

The Public Hearing was opened at 5:32 PM

Galvan reported that the applicant is proposing an expansion of an already existing car dealership at 2335 and 2337 Highway 86. The expansion will include a covered structure in the center of the north side of the dealership. This structure will encroach into a portion of the required side yard set-back.

Mr. Les Rogers was present and informed the Commission of the requirement by Kia for their building standards.

There being no comments from members of the audience nor any written comments received the Public Hearing was closed at 5:41 PM.

Motion by PECHTL, seconded by LUCAS to approve Resolution PC 2016-05, approving Variance V1604 requesting reduction of side yard requirements at 2335 and 2336 Hwy. 86.

AYES: HONSE, LUCAS, MCDADE, PECHTL, AND ROSS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE MOTION CARRIED 5-0

D-3 Public Hearing, Discussion/ Action: Annexation #IMP1-16, 2475 and 2575 Clark Road

The Public Hearing was opened at 5:42 PM

CHAIRMAN ROSS left the meeting at 5:45 PM and Vice-Chairman Pechtl presided over the remainder of the meeting.

Galvan requested the Public Hearing be continued to May 11, 2016 in order to consider additional information that was presented prior to the meeting.

Motion by HONSE, seconded by MCDADE to continue the Public Hearing to May 11, 2016.
MOTION 4-0 (AYES: HONSE, LUCAS, MCDADE, AND PECHTL)

E. REPORTS:

E-1. COMMISSIONER'S REPORTS

None.

E-2. DIRECTOR'S REPORT

Galvan reported on the downtown sidewalk project and provided updates on the Dollar General Store, the Worthington Square project and the Library expansion project.

PLANNING COMMISSION MEETING ADJOURNED AT 6:02 PM.

MINUTES

PLANNING COMMISSION

May 11, 2016

A. CHAIRMAN ROSS CALLED THE MEETING TO ORDER AT 6:30 PM.

PLANNING COMMISSIONERS PRESENT: HONSE (IN AT 6:47), LUCAS, PECHTL, AND ROSS

PLANNING COMMISSIONERS ABSENT: MCDADE

OTHER OFFICIALS PRESENT: PLANNING DIRECTOR GALVAN, CITY CLERK JACKSON, AND PROJECT MANAGER VILLEGAS

Those present were led in the Pledge of Allegiance.

B. PUBLIC APPEARANCES:

None.

C. CONSENT CALENDAR

a. None.

D. NEW BUSINESS:

D-1 Public Hearing, Discussion/ Action: Annexation #IMP1-16, 2475 and 2575 Clark Road

The Public Hearing was opened at 6:31 pm

Planning Director Galvan gave the staff report informing the Commission that the project is to be a truck parking and storage facility located in an unincorporated area of the County. The project was done without a building permit and red-tagged by the County of Imperial. The owner is now going through the proper process and part of that is the county requirement of water and sewer services from the City. Approval for these services must be granted by LAFCO in addition to the City. LAFCO required the property be annexed into the City because of their proximity to City boundaries. The project involves the annexation of three parcels: 044-200-077, 044-200-079, and 044-200-081. Plans are for only one of the parcels to be developed while the other two remain vacant. Conditions of Approval were presented for Commission review.

Commission discussion centered on the site-plan with attention to increasing the interior lane width to accommodate fire truck turn-around, adding a second driveway access, and Fire department/CUPA recommendations. Commissioners stated they would like to see an updated site plan and an extension of the acceleration/deceleration lanes.

There being no comments made by members of the audience nor any written comments received, the Public Hearing was closed at 7:06 PM.

Motion by HONSE, seconded by PECHTL to approve Resolution PC2016-06, Recommending Approval of Annexation and Pre-Zone #IMP1-16 at 2475 and 2575 Clark Road.

AYES: HONSE, LUCAS, PECHTL, AND ROSS

NOES: NONE

ABSTAIN: NONE

ABSENT: MCDADE

MOTION CARRIED 4-0

E. REPORTS:

E-1. COMMISSIONER'S REPORTS

None.

E-2. DIRECTOR'S REPORT

GALVAN gave an update on the former Holiday Inn project and the library expansion project.

VILLEGAS provided an update on the Veterans Memorial project being constructed at the County airport.

PLANNING COMMISSION MEETING ADJOURNED AT 7:27 PM.