

Minutes of the Regular Meeting of the Lemoore Planning Commission

March 12, 2007

Vice-Chairperson Kendall called the meeting to order at 7:00 p.m.

Attendance: Vice-Chairperson Kendall, Commissioners Clement, Elgin, Norgaard, LeRoy, and Planning Director Smyth

Absent: Moss, Ormonde

Public Comments and Inquiries: No public comments.

Approval of February 12, 2007 Minutes:

It was moved by Commissioner Clement, and seconded by Commissioner Norgaard to approve the minutes of the February 12, 2007 meeting as submitted.

AYES: Clement, Norgaard, LeRoy, Elgin, Kendall,
NOES: None
ABSTAIN: None
ABSENT: Moss, Ormonde

Site Plan Review No.2006-16/E.I.A 2005-24 application by Auto Zone to construct a 7,381 square foot retail store on a 1.01 acre site located north of the northeast corner of Lemoore Avenue and Cinnamon Drive:

Smyth stated that the applicant, Auto Zone, proposes to construct a 7,381 square foot retail auto parts facility on the east side of Lemoore Avenue north of Cinnamon Drive. She stated that the location is a 1.01 acre site. Smyth stated that the ingress/egress to the site will be from Lemoore Avenue via an existing driveway. She stated that this building will be just north of the Rite Aid building across from Cinnamon Square.

Smyth reviewed the site layout and stated that the Site Plan Review application is being reviewed to determine its compliance with City of Lemoore policies, standards, codes and environmental impacts. She reviewed the findings from the staff report. Smyth noted that a draft Resolution with some minor additions to Conditions 5, 6, and 12 has been handed out. She reviewed those additions. Smyth asked the developer/applicant if they were in agreement with staff's recommendations and report and the applicant nodded that they were in agreement with the conditions as stated in the Resolution.

The applicant's representative Scott Sehm stated that they are looking forward to getting this project going. He asked Commission if they had any questions.

John Plourde, 209 West Spring Lane stated that in Smyth's presentation she mentioned that the fire department was only concerned with not having a block along the northside of the property but his only concern was that the fire hydrant in front of the Rite Aid Store to the south is in an area next to the parking stalls. He felt that the fact that cars are parked in front of the fire hydrant might jeopardize the time the fire department might have in case of a fire. He said that cars would need to be moved out. Smyth stated that she would talk to the Fire Chief as he is the one that makes the location selection and also to the Public Works and Building Departments.

Elgin asked the applicant if they would be willing to add additional handicapped stalls since they do have quite a bit of parking. Applicant said that if they Commission wants more stalls they can add more. Smyth noted that with the parking they are installing they are only required to place two ADA stalls but if they want they can add more. Smyth asked the applicant if one more stall making a total of three ADA stalls would be okay. Applicant said they can add an additional ADA stall making it a total of three handicapped stalls.

Smyth noted that Condition No.2 should include after the word striped with three (3) handicapped stalls

In response to the discussion regarding the masonry wall Elgin noted that Condition No.4 states that the wall along the north side of the property is to be a decorative. Smyth noted that the word decorative should be deleted from the condition.

Norgaard stated that he felt that 5' to 6' was a bit tall for a solid screen as noted in Condition 4. He recommended that the 5' screening should be changed to 4' in Condition No.4.

It was moved by Commissioner Clement , seconded by Commissioner Norgaard approve Resolution No.2007-04 approving a mitigated negative declaration for Site Plan Review No.2006-16 with the modifications to Condition #2, 4, and 5 as discussed and that the site plan review will on March 12, 2008.

AYES: Clement, Norgaard, LeRoy, Elgin, Kendall,
NOES: None
ABSTAIN: None
ABSENT: Moss, Ormonde

Planning Director's Report:

Smyth noted that those attending the Planning Institute have a complete packet including per diem that was handed out this evening for next week's conference. Smyth stated that a copy of the City Council's Goal Setting power points, which includes the Mission Statement, has been handed out to each Commissioner. When the Council finalizes the new goals and objectives, Smyth will forward to the Planning Commissioners. She stated that at the last meeting Commissioner Clement asked for information regarding permits pulled for the different subdivisions and so a copy of a 11x17" GIS map showing that information was handed out.

Commission's Report and Request for Information:

There was none.

Adjournment: The meeting was adjourned at 7:00 p.m.