

CITY OF CERES
PLANNING COMMISSION
MINUTES

April 19, 2010

MEETING CALLED TO ORDER: 6:00 p.m.

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Molina, Smith

ABSENT: None

ALSO PRESENT: Interim Development Services Director/City Engineer Glenn Gebhardt, Interim City Planner Tom Westbrook, City Attorney Michael Lyons, Associate Planner James Michaels, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

APPROVAL OF MINUTES:

1. December 7, 2009.

It was moved by Commissioner Kachel, seconded by Commissioner Smith, to approve the minutes as presented. Carried 2/0. Commissioners Del Nero, Kline, and Molina abstained.

2. March 15, 2010.

It was moved by Commissioner Kline, seconded by Commissioner Del Nero, to approve the minutes with the following correction on page 4: "Commissioner Kline said that the first time the application came before the Commission that he voted ~~against~~ in favor,...". Carried 5/0.

3. April 5, 2010.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to approve the minutes as presented. Carried 5/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

**APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND
CERTIFICATION OF POSTING:**

It was moved by Commissioner Kline, seconded by Commissioner Kachel, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

NEW BUSINESS:

4. 08-11 SPSP/09-20 VAR; 3100 Whitmore Avenue.

Associate Planner Michaels gave a report.

Chairperson Smith asked if the carports being 5' from the existing structures would create a noise implication on the residents? Associate Planner Michaels responded that the 5' distance is acceptable with the Building and Fire Divisions.

Commissioner Kline asked if the existing buildings were exempt from the covered parking requirement? Interim City Planner Westbrook responded that they are not exempt because this application requires the entire site be brought up to current standards.

Commissioner Kline also commented that he remembered the Hatch Road Rehab. Facility project on Hatch Road last year in which staff expressed concern with there being adequate water and sewer to serve the facility. Interim Development Services Director Gebhardt responded that when the Hatch Road project was heard, there wasn't adequate water, but feels there is now and that when the building permit is ready to be issued, it would be addressed.

Commissioner Kline asked what the maximum lot coverage is? Interim City Planner Westbrook responded that it's up to 64%, but this project is shown at 35%. Commissioner Kline then asked why a single family residence's maximum lot coverage is only 40%, and why a multi family project would be allowed 64%? Interim City Planner Westbrook responded that it was in the Zoning Ordinance and that he couldn't explain how former staff came up with those numbers.

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Commissioner Del Nero asked why so many trees were being removed? Interim City Planner Westbrook responded that some of the trees are being replaced because of new buildings and that the trees being removed are not heritage trees, but are ornamental and as such will be replaced on a one to one ratio with ornamental trees.

The public hearing was opened at 6:24 p.m.

Stacy Wellnitz of Commercial Architecture, representing the applicant, commented that there is typically a waiting list of 100 people for the existing facility, so they feel there is a real need to expand.

Jey Samuel, representing the applicant, commented that the residents are on Section 8 and also discussed in great detail with the Commission the laundry facilities of the complex.

Ted Brandvold of Commercial Architecture, responded that the existing apartments will be retrofitted with laundry facilities in each apartment unit prior to demolition of the central laundry facility.

The public hearing was closed at 6:39 p.m.

Commissioner Kline asked the following questions:

- Page 73-wastewater treatment-are the existing pipes adequate to handle the additional units?
- Is there adequate storm water drainage since more ground will be covered and the storm water will not be able to seep into the ground.

Interim Director Gebhardt responded that there is sufficient sewer capacity and storm water capacity.

Commissioner Del Nero asked if the proposal was referred to the Police Department. Associate Planner Michaels responded that it was and that the department had no concerns.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to adopt PC Resolution 10-06. Carried 5/0.

It was moved by Commissioner Kachel, seconded by Commissioner Molina, to adopt PC Resolution 10-07. Carried 5/0.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to adopt PC Resolution 10-08. Carried 5/0.

PUBLIC HEARING(S):

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTER INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS:

Commissioner Del Nero asked about the status of a student commissioner. Interim City Planner Westbrook responded that staff has not received any response from an email that was sent to students that had previously submitted applications.

After discussion among the Commission, it was the concurrence of the Commission that Commissioner Kline will contact Mrs. Cooper at Ceres High School and arrange a time for him to speak to the AP classes to see if there are any interested juniors.

ADJOURNMENT:

The Commission adjourned at 6:58 p.m. to the next regularly scheduled meeting of May 3, 2010.

APPROVED:



Laurie A. Smith, Chairperson

ATTEST:



Tom Westbrook, Interim Secretary