

**CITY OF FOWLER  
PLANNING COMMISSION MEETING  
July 7, 2011  
MINUTES**

Chairman Mukai called the meeting to order at 6:30 p.m.

**Commissioners Present:** Gary Mukai, Craig Mellon, Sandie Monis and Henry Fernandez

**Commissioners Absent:** Mark Rodriquez

**City Staff Present:** City Attorney, Scott Cross, Community Development Director Randy Deaver, Planning Consultant, Bruce O'Neal, and Planning Secretary Corina Burrola

**Approval of Minutes:**

Commissioner Monis moved to approve the minutes for May 5, 2011 and was second by Commissioner Fernandez and passed by a unanimous vote.

Commissioner Monis updated Commissioner Mellon regarding the cell towers and the removal of the third tower.

**Public Presentation:**

There were no public presentations (Public Presentation closed at 6:33 p.m.)

**Agenda Item No. 5:**

**Public Hearing to Consider Extension of Conditional Use Permit (CUP) No. 10-02 (National Raisin)** Planning Consultant, Bruce O'Neal opened with presenting to the staff a brief summary of the project description. July 15, 2010 the Commission unanimously approved Conditional User Permit for National Raisin for an anaerobic digester located on a 5-acre site which is for the purpose of treating waste water. National Raisin and their Engineer have decided to move forward with the design phase of the anaerobic digester, to date plans are approximately 50% complete A meeting as been scheduled with the Regional Water Quality Control Board for preliminary review and are requesting a one year extension in order to move forward with this project.

Commissioner Mellon asked of any hazards pertaining to the treatment of water, if sludge water is present and where it is disposed. Bruce advised the Commission that digesters make no noise, are virtually self-sufficient and require little supervision. Anaerobic digestion reduces the emission of methane gas into the atmosphere, produces energy, and improves storage handling of liquid waste.

The Applicant was not present to provide a statement regarding the project.

There were no public presentations pertaining to CUP No. 10-02 (Closed at 6:40 p.m.)

A motion was made by Commissioner Fernandez to approve Extension of Conditional Use Permit No. 10-02, Resolution No. 570, this was second by Commissioner Mellon and passed on a roll call vote of 4-0-0-1.

**Agenda Item No. 6:**

**Conditional Use Permit (CUP) No. 11-02 (Tikijian) A CUP to permit auto repair within an existing building located in the Form-Based Code Area at the southeast corner of Tuolumne and 7<sup>th</sup> Streets (133 N. 7<sup>th</sup> Street).** Planning Consultant, Bruce O'Neal presented to the Commission proposed project to permit an auto repair garage for property locate at 133 N. 7<sup>th</sup> Street within an existing building owned by Jim Tikijian. The use of the property will be used for auto repairs. Three co-owners, Martin Campos, Russell Hara and Kulbir Singh would be the primary employees of the auto repair business. The subject structure has operated previously as a repair garage and has also been used for general storage. In 1998 the Commission approved for auto repair at this location but it was never pursued. The site is within the downtown Form Based Code area which requires a conditional use permit for auto repair.

Commissioner Mellon recused himself from the panel due to his place of business being within 500' feet of the proposed project.

Applicant, Martin Campos, one of three co-owners, who resides in Parlier, approached the podium to answer questions from the Commission and Staff pertaining to the proposed project. Mr. Campos read and understands the Conditions of Approval. Mr. Campos previously owned an auto repair business about 9 years ago in Sanger.

There were no public presentations pertaining to CUP No. 11-02 (Closed at 6:48 p.m.)

A motion was made by Chairman Mukai to approve Conditional Use Permit No. 11-02, Resolution No. 571, this was second by Commissioner Fernandez and passed on a roll call vote of 3-0-1-1.

**Communications:**

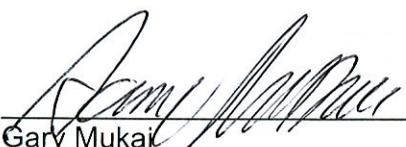
Chairman Mukai wanted an update on whether the city contracted with a new city Engineer. Randy updated the commission that the city is in the process of finding and new city engineer they have selected five Engineers finalist.

Commissioner Mellon brought up RV Status and who can amend changes. Bruce advised that the Commission or Council can initiate text amendments to the zoning ordinance, new proposals and those will be carried back to staff and than brought to the Commission.

Commissioner Mellon noticed that Pigeons in packages are being picked up at the Post Office again.

Bruce announced that it doesn't appear that there will be an August meeting

No other business was discussed and the meeting was adjourned at 7:00 p.m.

  
\_\_\_\_\_  
Gary Mukai  
Chairman

  
\_\_\_\_\_  
Corina Burrola  
Planning Secretary