



CITY OF FOWLER
PLANNING COMMISSION MEETING
October 6, 2011
MINUTES

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

Commissioners Present: Craig Mellon, Sandie Monis, Henry Fernandez

Commissioners Absent: Gary Mukai, Mark Rodriguez

City Staff Present: City Attorney, Scott Cross, Planning Consultant,
Bruce O'Neal, Planning Secretary Corina Burrola

Approval of Minutes:

Commissioner Monis noted corrections to the Minutes top of page 1, fifth sentence to read: California Government Code 65402 requires that a school district shall not acquire property or construct a public building until the local planning agency has reported on the conformity of the proposal with the adopted General Plan. Commissioner Monis moved to approve the minutes as corrected, second by Commissioner Fernandez and passed by a vote of 3-0-0-2.

Public Presentation:

There were no public presentations (Public Presentation closed at 6:32 p.m.).

Agenda Item No. 5:

Public Hearing to Consider Zoning Text Amendment No. 11-01: Animal Definitions and

Permitted Uses: Bruce O'Neal, Planning Consultant, presented to the Commission a brief summary of the report. City Council and Staff have been dealing with a draft for animal regulations, found in Chapter 1 of Title 6 of the Municipal Code, dealing with the control of various animal issues. This item has gone informally to the Council and a workshop and will be coming back to them in a formal public hearing. So when the council considers the animal regulations they can also consider the proposed changes. The following are the major changes to the Animal Regulations in the Municipal Code: At-Large Regulations, Mandatory Spay and Neuter of Dogs and Cats, Mandatory Microchip Identification of Impounded Dogs and Cats, Habitually Barking Dogs, Number of Household Pets, Dog and Cat Breeding Restrictions, Wild Bird Feeding, Menacing Animals and Feral Cats. The decision of the Planning Commission is a recommendation to the City Council who will consider the revisions to the zoning ordinance along with the Animal Regulations at a separately noticed public hearing.

Commissioner Monis questioned who would determine if cats or dogs have been spayed or neutered? Attorney, Scott Cross mentioned it would possibly be based on a complaint bases, if one is found at large and impounded then it would be determined whether it is spayed or neutered. Before the animal is released to its owner, the animal would need to be spayed or neutered to control the population.

An out of town resident asked the question if a female dog has a large litter of puppies how that would be determined. Mr. O'Neal stated that there would be a 4-month grace period to find the puppies a home.

There were no other public presentations pertaining to Zoning Text Amendment No. 11-01, public hearing closed at 6:45 p.m.).

A motion was made by Commissioner Fernandez to recommend to the Council Zoning Text Amendment 11-01 with the changes that were submitted under household pets. (The maximum number of household pets allowed in a household or on any premises shall be four in any combination) this was second my Commissioner Monis and passed on a roll call vote of 3-0-0-2.

Communications:

Vice-Chair Mellon had a couple of questions on the handling of weed abatement issues regarding foreclosed homes and vacant lots. Bruce mentioned that the council adopted a foreclosed home ordinance which is the responsibility of the City's Building Official. A list should be provided to the City and will be forwarded to Michael Koch, Building Official. He will then contact the financing entity and they will be responsible for the maintenance.

Bruce mentioned that we will not be having a November Planning Commission on the regular day but may ask for a possibility of a Special meeting which of course will be before Thanksgiving, possibly the second week of November.

Commissioner Monis asked if the new seafood restaurant applied for a CUP application to sell alcohol. Bruce mentioned that they do have their provisional ABC License to serve beer and wine and are aware that they need to file for a CUP; they do have the paperwork but as to date have not filed yet.

Planner Commissioners Institute will be held in San Jose, CA this year in March.

No other business was discussed and the meeting was adjourned at 6:55 p.m.



Gary Mukai
Chairman



Corina Burrola
Planning Secretary