



CITY OF FOWLER
PLANNING COMMISSION HEARING
August 3, 2017
MINUTES

Meeting called to order at 6:33 p.m.

Commissioners Present

Craig Mellon, Gary Mukai, Juan Mejia, Kevin Kandarian, Henry Fernandez

Commissioners Absent:

None

City Staff Present:

Interim City Manager, Jeannie Davis, City Attorney, Michael Linden, Planning Consultants, Dawn Marple and Trevor Stearns, Public Works Director, David Weisser, City Engineer, Will Washburn, Planning Secretary, Corina Burrola

Approval of Minutes for April 6, 2017:

Commissioner Mukai noted to add the business name and address to the minutes for Items No. 6 & 7. Commissioner Mukai motioned to approved minutes with corrections, seconded by Commissioner Kandarian, roll call vote of 4-0-0-1

Public Presentation: Closed at 6:36 p.m.
There were no public presentations

Agenda Item No. 6:

Public Hearing to consider adoption of a Mitigated Declaration and Site Plan Review Application No. 14-05, filed by Maxco Packaging to construct and operate a box factory at the northeast corner of Golden State Boulevard and East Manning Avenue. (APN: 345-180-05) Trevor Stearns presented to the Commission a brief summary of the proposed project. Maxco Packaging has been providing packaging solutions for agricultural industries since the 1970's. They currently have an existing site located in Parlier CA. they have continued to expand to a wide range of fresh produce commodities and have been developing advance proprietary packaging solutions. The proposed project is located northeast corner of East Manning Avenue and Golden State Blvd. and is approximately 26 acres, the parcel is zoned M-2 (Heavy Industrial) and planned for Heavy Industrial land use by the City of Fowler General Plan. Staff recommends that the Planning Commission adopt the Negative Declaration finding that the project will not have significant effect on the environment and staff recommends approval of SPR 14-05 based on the findings and conditions of approval.

Dirk Poeschel, Land Development Services, Fresno CA. spoke on behalf of Maxco Supply. The product is developed in a facility in Parlier and other communities, it's operated without any complaints and it's operated under a various series of permits issued by the State of California and other agencies. The project is properly zoned; this facility is very similar to the facility in Parlier, which is well maintained and very attractive. Traffic impact studies have been conducted by Peter's Engineering and have suggested that as mitigation measure that there be a mid-block traffic signal installed approximately 750 ft. east of the intersection of Golden State and

Will Washburn, Peter's Engineering, spoke in regards to the traffic study. Lights will be signalized at the easterly entrance and will allow left hand turn movement from the site going east on Manning. Rick Carsey, 3181 E. Manning Avenue, owns the property next door adjacent to the proposed project. The Carsey's agreed to give Maxco frontage which will allow Maxco westbound trucks to continue out of his property, eastbound trucks will use the dedicated frontage.

Josh Bourgeois, Golden State Environmental and Social Justice Alliance, approached the lectern opposing the project, they have responded with a comment letter to the proposed Mitigated Negative Declaration from June 22, 2017 and did not receive a comment response. Mr. Bourgeois feels that a full Environmental Impact Report of survey should be done for the facility in Fowler.

Public Presentation: Closed at 7:22 p.m.

Commissioner Mukai moved to approve Resolution No. 624 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Site Plan Review Application No. 14-05, second by Commissioner Fernandez, passed on roll call vote 5-0-0-0

Commissioner Mukai moved to Adopt Resolution No. 625, Approving Site Plan Review Application No. 14-05, second by Commissioner Fernandez passed on roll call vote 5-0-0-0

Communication:

Chair Mellon had some concerns regarding vehicles still parking on the lawns.

No other business was discussed and the meeting was adjourned at 7:25 pm



Chairman/Commissioner



Planning Secretary