

MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING
January 03, 2019

Vice Chair Mukai called the meeting to order at 6:40 p.m. Roll call was taken.

Commissioners Present: Mellon, Mukai, Kandarian, Mejia

Commissioners Absent: Fernandez

City Staff Present: City Manager/City Clerk Davis, City Attorney Cross,
Planning Consultant Stearns, Planning Secretary
Zavala

APPROVAL OF MINUTES FOR November 1, 2018:

Commissioner Kandarian made a motion to approve the minutes for November 1, 2018, seconded by Commissioner Mukai. Motion carried by unanimous voice vote.

AGENDA ITEM NO. 4

A. Reorganization of Planning Commission

Commissioner Mukai Nominated Craig Mellon for Chair and Juan Mejia for Vice Chair. Both nominations were seconded by Commissioner Kandarian. Nominations carried by a unanimous voice vote.

AGENDA ITEM NO. 5.

Continuation of Public Meeting to consider Variance No. 18-01, requesting a reduction to the required front yard setback at 418 and 422 S. 8th Street (APNs 343-400-04 & 05).

Mr. Stearns presented the correct findings in order to approve the project. The correct findings were made under Fowler Municipal Code 9-3.07A4. Mr. Stearns explained the granting of the Variance will not establish special privileges, due to the neighboring properties being built similar. Not granting the Variance will cause hardship to the applicant financially due to redesigning the site plan and maintenance for the additional landscape. Also, the public will not be affected by the granting of the variance, nor the neighboring properties.

Commissioner Mukai made a motion to approve Variance No. 18-01, Resolution number 635, to authorize the reduction to the required front yard setback at 418 and 422 S. 8th Street, seconded by Commissioner Kandarian. Motion approved on unanimous vote. Ayes: Mellon, Mejia, Mukai, Kandarian. Noes: None.

AGENDA ITEM NO. 6.

Public Hearing to Consider Conditional Use Permit No. 17-04, filed by Jagvinder Singh to operate a truck terminal at 105 West Adams Avenue (APN: 343-060-06)

Commissioner Kandarian recused himself due to being within the 300 Foot radius of the property.

Mr. Stearns asked, on behalf of applicant, to move the item to the next Planning Commission Meeting, due to a concerned neighbor of the property, Robert Hatch, submitting a letter which questions needing to be answered.

Public Presentation

Robert Hatch, owner of Valley Mobile Home Park, shared his letter with the Commission to be put on record. Mr. Hatch also shared his concerns about the applicant, the use of the land, health issues the project will bring to the City of Fowler particularly the mobile home park he owns, and the license to operate from the applicant of the project.

Eugene Kandarian, Fowler Resident, and neighboring business owner, shared his concern about the entrance for big rig trucks and the traffic flow if the project is approved.

Commissioner Mukai made a motion to continue the Public Hearing to Consider Conditional Use Permit No. 17-04, filed by Jagvinder Singh to operate a truck terminal at 105 West Adams Avenue to the next meeting date, seconded by Vice Chair Mejia. Motion approved on unanimous vote. Ayes: Mellon, Mejia, Mukai. Noes: None. Recused: Kandarian.

AGENDA ITEM NO. 7.

COMMUNICATIONS:

Chair Mellon asked about the burnt out houses and parking on lawns, City Manager Davis assured him both are being taken care of.

City Manager Davis notified the Commission of the joint workshop meeting with the Fowler City Council that will be happening on January 15th; at 6 pm. City Manager Davis also notified the Commission of the Planning Commissioners Academy will be March 6-8, in Long Beach, for the 2019 year. Ms. Davis also explained that the Fire Station will be having a Ground Breaking Ceremony on January 22, 2019, at 10 am.

Commissioner Mukai made a motion to adjourn, seconded by Commissioner Mejia. The motion carried and meeting was adjourned at 7:32 pm.