

Minutes of the
LEMOORE PLANNING COMMISSION
June 9, 2014

MEETING CALLED TO ORDER:

At 7:03 p.m. the meeting was called to order.

ATTENDANCE:

Vice-Chairman Clement, Commissioners Badasci, Dow, Marvin, Monreal, Wynne; City Planner Brandt, Planning Director Wlaschin, Commission Secretary Baley

ABSENT:

Chairman Garcia, Project Manager Holwell

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING MARCH 24, 2014:

It was moved by Commissioner Marvin and seconded by Commissioner Badasci to approve the minutes of the Planning Commission Regular Meeting of March 24, 2014.

Ayes: Badasci, Dow, Marvin, Monreal, Wynne, Clement
Absent: Garcia

DISCUSSION – WATER CONSERVATION AND LANDSCAPE REQUIREMENTS:

City Planner Brandt discussed the water conservation plan adopted by the City Council in April.

Commissioners commended Council Members and City staff for the proactive approach and suggested looking for more ways to save water.

Brandt stated that Quad Knopf is looking for areas in the City Ordinance that could increase water conservation.

Planning Director Wlaschin answered questions from the Commissioners.

Wlaschin suggested that the word “required” concerning new subdivision landscaping requirements be changed to “option to” in the event the Water Table increases long term. Developers could apply for plants requiring more water.

Commissioner Badasci expressed concern for the proposed lack of entry landscaping within new developments and asked why new development is being allowed if there is no water.

Wlaschin agreed that the growing population is a challenge, but explained that residential water use does not generally fluctuate tremendously due to the amount of showers being taken, but because of landscaping that is not drought tolerant. He stated that the amount of water needed for industrial businesses can be an issue as well.

Wlaschin informed the Commissioners that City Hall is testing lawn product that saves water.

Brandt mentioned that the use of fescue would be the biggest change.

Commissioner Clement requested comment concerning current swimming pool regulations.

Wlaschin commented and mentioned that restrictions may be necessary for new development in the future.

Wlaschin stated that more aggressive action may be necessary year after year.

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin reported on several projects:

Virgil Beard, Commerce LLC – Concrete Phase – 30,000 sq ft. Industrial Building – 15 Units – Possibly available in the next two months

GHQ Investments – The Grove Multifamily Residential Project – Highway 41 and 19th Avenue – Pouring concrete – One year to occupy - Expect to begin processing Phase 2 before Phase 1 is complete

Chevron – Citywide Solar Project– City Corporation Yard Parking Lot and Well Sites – Progressing

Rodriguez/Marx – Convenience Store – Submitted Grading Plans

Mitch Covington – Tract 908 – Has not submitted Final Map

Framework Racing – Conditional Use Permit application

Bird Street Brewery – Conditional Use Permit application

Inquiry – Zone Change – Multifamily to Mixed Use - Area of D Street and Bush Street - Extension Oleander to D Street

The completion of the 198 Interchange Project is expected to spur more interest in the Industrial Park with the increased access.

Wathen Castanos interested in completing several developments that were not completed.

KCAG Meeting – June 10, 2014 - Workshop – Public Invited

B & L Moving And Storage – Zone Change and General Plan Amendment applications

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:
ADJOURNMENT:

Commissioner Badasci reported on the Planning Academy she attended in March 2014. She it seemed to be geared for Commissioners with 1 to 3 years of experience, but that it was very informative and stated that it was interesting to see what is going on in other Cities.

At 8:23 p.m. the meeting adjourned.

Approved the 14th day of July 2014.

Due to technical difficulties, audio recording is not available.

Jeff Garcia, Chairman

Attest:

Kristie Baley, Commission Secretary