OPENING CEREMONIES

Call to Order – Vice-Chairman, Charlie Jones at 6:30pm
Roll Call – Secretary, Olivia Pimentel
Commissioners Present: Bandy, Jones, Nunez, Wettlaufer
Commissioner Absent: Felker (unexcused), Espino (excused)
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Approved as presented

1. PRESENTATIONS

   A. Selection of Chairman of Planning Commission – continued to September meeting

REQUEST TO ADDRESS THE COMMISSION – None

2. APPROVAL OF MINUTES

   A. July 10, 2017 minutes C/Bandy made a motion to approve minutes as presented, second C/Wettlaufer. Unanimously approved as presented

3. PUBLIC HEARING

   A. Subject: Resolution Approving Conditional Use Permit17-03, Reade & Sons Funeral Home, Inc. located at 14810 W. D Street

      Staff provided a brief summary of the staff report. The applicant, Reade & Sons Funeral Home is proposing to occupy a church site for a funeral home that is allowed in the R-1 residential zone district by way of a conditional use permit. The proposed funeral home intends to make tenant improvements and construct the required parking lot.

      Opened Public Hearing: 6:39 pm

      Several residents spoke against the project, citing parking congestion during services and additional parking would hurt local church and Kerman senior center by not having enough parking.

      Mr. Donovan Winkley of 15932 W. Stanislaus, Kerman said he was told in 2009 that he could not have a similar funeral home at that same site and why are they allowing this use now? Staff was not aware of any such application or inquiry; but would look in records.
Mr. Joe Martinez, spoke against the project, he lives directly in front of the site. He stated that often times cars block his driveway during events. C/Jones encouraged him to call police immediately, this was not allowed at any time.

Mr. Ronald Smith, applicant spoke in support of the project. He said he would canvas the community neighbors to do his best to address the concerns, such as not having any services on Sunday to accommodate the local churches, etc. He would review the parking standards and work with staff to design a parking lot that would fit city standards.

**Continued Public Hearing to September 11, 2017 meeting to review revised parking lot that is to meet City Standards.** Audience was notified that no further public notices were required however, those who were in attendance and signed in would be mailed the agenda.

**B. Subject:** Resolution Approving Conditional Use Permit 17-04, Ironfit Fitness Center 14500 W Commerce Way Ste. 102.

Staff gave a brief staff report, applicants are applying for a conditional use permit for a proposed fitness center in an industrial building zoned M-2, heavy industrial. These uses are allowed with a conditional use permit.

**Opened Public Hearing: 7:15 pm**
No comments

**Closed Public Hearing: 7:16 pm**
No other comments

**Recommendation:** C/Jones made a motion to adopt resolution approving Conditional Use Permit 17-04, Ironfit Fitness Center 14500 W Commerce Way Ste. 102, second C/Nunez, approved by the following vote:

Yes: Bandy, Jones, Nunez, Wettlaufer
Noes: None
Absent: Felker, Espino
Abstain: None

**C. Subject:** Public Hearing of the Planning Commission recommending that Council Initiate zone ordinance amendment relating to Fence Heights in Front Yard Setbacks in all residential zone districts

Staff provided a summary of the attached staff report relating to a proposed zone amendment relating to fence heights in residential front yards.

**Opened Public Hearing: 7:20 pm**
Scott Bishop 16192 Natalie Avenue, Kerman, spoke against any changes of the front yard fence heights, he felt they should remain and not grandfather in an existing. Front yards are not for children to be playing or for animals to be left unattended.

**Closed Public Hearing: 7:45 pm**
After much discussion, the Commission decided to keep the fence heights the same no change; but instructed staff to enforce the 42 inch front yard height standard. Some concerns were visibility, especially on street corners.

**Recommendation:** C/Jones made a motion to maintain the current standard of 42’ inches in front yard fence height and for staff to enforce compliance of fence heights on a complaint basis.

4. **PETITIONS/RESOLUTIONS** - None offered

5. **ADMINISTRATIVE REPORTS** – None offered

**COMMUNICATIONS**

A. Chairman Epperson resignation effective August 1, 2017, staff contacted Mr. Epperson, he will attend the next meeting on September 11th, so that he could be presented with a certificate or plaque for his many years of service.

B. ATP – Active Transportation Plan, staff gave a brief presentation to update the Commission on the Active Transportation Plan, a workshop was facilitated by staff at the Council Chambers on Monday April 7, 2017. A small attendance; however, very good information was gathered. The final projects for Kerman will be presented for Council approval in November or December.

**ADJOURNMENT AT 8:25 pm**

/s/ Olivia G. Pimentel
Secretary to the Planning Commission