CITY OF KERMAN PLANNING COMMISSION

City Council Chambers 850 S. Madera Avenue, Kerman CA 93630
Minutes Regular Meeting Monday September 22, 2014 6:30pm

Call to Order – Vice-Chairman, Kevin Nehring called meeting to order at 6:35p.m

Roll Call – Secretary, Olivia Pimentel

Commissioners Present: Nehring, Kehler, Melgoza, Harris, Wettlaufer, Bandy

Commissioners Absent: Epperson (excused)

Pledge of Allegiance - performed

Approval of Agenda - Motion by C/Melgoza, second C/Bandy. Unanimously approved as presented (6/0/1 absent).

1.Approval of Minutes Motion by C/Bandy, second C/Kehler. Unanimously approved as presented. (6/0/1 absent)

Minutes of July 28, 2014 submitted for approval

Request to Address Commission - None offered

2. Presentation(s) Performed

A. Proposed Residential Design Guidelines

The Planning Commission reviewed and provided input on the proposed Residential Design Guidelines. Staff presented a power point. Guest speaker Bruce O'Neal consultant for Land Use Associates serving as Circuit Planner under contract with the Fresno Council of Governments (COG) facilitated the presentation and gave a highlighted overview of the proposed residential design guidelines that are intended to assist staff in providing property owners, project designers, and developers with a clear understanding of the City's expectations for new single-family and multi-family residential development. These proposed guidelines will be used as a framework for evaluation and approval of residential projects during the City's plan review process. Guidelines are included for such neighborhood features as:

- Site planning
- Neighborhood connectivity
- Building placement
- Architectural design
- Street trees and landscaping
- Parks and other amenities
- Street lighting
- Fences and walls
- Also standards for roundabouts, light standards, street signs, and multi-unit mailboxes

Some comments included:

C/Bandy inquired about refuse, after some discussion staff will add a standard to require a cement slab for garbage containers behind the side gate of any new residential development.

C/Nehring discussed small lots and need to articulate more in guidelines regarding adequate space for refuse containers.

C/ Wettlaufer inquired about landscaping and specifying the types of trees consistent with the low water useage. Staff noted that an updated list identified types of trees and is included in appendix.

C/Melgoza spoke in support of the proposed guidelines.

Staff will incorporate Commissioner's comments into guidelines and bring back for finalization and to request recommendation to the City Council for adoption of guidelines.

3. Public Hearing(s) / Meeting(s) - None Scheduled

4. Petitions, Resolutions - None Scheduled

5. Administrative Reports

A. Update on Ongoing Projects – Staff provided an update on ongoing projects.

Communications

A. Commissioners Comments

Adjournment

Minutes prepared by:

Olivia Pimentel
Secretary to the Planning Commission