



MINUTES
KERMAN PLANNING COMMISSION
REGULAR MEETING
Kerman City Hall 850 S. Madera Ave
Monday, October 12, 2015 6:30 p.m.

OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson called meeting to order at 6:35pm

Roll Call – Secretary, Olivia Pimentel

Commissioners Present: Epperson, Bandy, Nehring, Nunez, Jones, Wettlaufer

Commissioners Absent: Kehler (exc)

Pledge of Allegiance - performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Agenda unanimously approved as presented

1. PRESENTATIONS -performed

- A.** Introduction of New Contract Planner, David Brletic of Collins & Schoettler Planning Consultants. Staff introduced Mr. Brletic who will be assigned to Kerman on Mondays to assist on planning matters and will attend Planning Commission and City Council meeting as needed.

Mr. Brletic gave a brief summary of his experience and stated he looked forward to assisting staff and the City as much as possible.

REQUEST TO ADDRESS THE COMMISSION- None Offered

2. APPROVAL OF MINUTES

- A.** September 28, 2015 C/Bandy, made a motion to approve as presented, second C/Jones, motion unanimously approved; 6/0/1(Kehler absent)

3. PUBLIC HEARING

- A.** Public Hearing on Petition of Amendment to Zoning Ordinance Related To Massage Business Establishments in General Commercial Zone District Conditional Uses

Planning Commission by motion, opened public hearing, heard public testimony, closed public hearing and Recommended City Council amend Zoning Ordinance relating to permitting procedures for massage businesses establishments in General Commercial Zone District Conditional Uses

Opened Public Hearing at 6:40p.m.

Applicant spoke in support of the massage business, stating they are not associated with any negative businesses like the ones that staff is concerned with that have been involved in illegal activities, he was concerned with safety as well and would only be open for business between 9am to 9pm, etc.

The applicant assured Commission that his business was a reputable one. C/Jones inquired of his business in Modesto, the applicant acknowledged that they moved out of Modesto because the cliente did request “special massages”, they decided to move location to avoid any problems, they were there

approximately two years. He stated they would have 1-2 fully licensed therapists on staff to begin with; and if business was good they would increase to a maximum of 4 fully licensed therapist because of limited space in the Boyd office building.

Sargent Ron Madruga of the Kerman Police Department, who will be assigned to any of these types of businesses, answered questions of the Commission relating to hours of operation, inspections, criminal background checks, etc.

Other concerns discussed, certification training requirements, dress code requirements. Staff noted that the proposed amendments relating to Massage Businesses is being addressed two-fold; by requiring a Conditional Use Permit (CUP) for Massage Establishment per the proposed Ordinance and by a registration and permit process administered through the Police Department. That ordinance does not require processing through the Planning Commission. This ordinance will address many of the issues and concerns being voiced by the Commission

Closed Public Hearing at 7:20 p.m.

C/Nehring made a motion to Approve Resolution Recommending Adoption of Zoning Ordinance Amendment to Chapter 17.48 Of Title 17 of the Kerman Municipal Code to Require a Conditional Use Permit for Massage Establishments in the General Commercial Zone District, second by C/Wettlaufer, unanimously approved as presented by the following vote:

Ayes: Bandy, Nehring, Jones, Nunez, Wettlaufer, Epperson
Noes: None
Abstain: None
Absent: Kehler

4. PETITIONS/RESOLUTIONS

None offered.

5. ADMINISTRATIVE REPORTS

- A.** Council decision on Planning Commission stipends. Staff reported that the on October 7th the City Council voted to increase Planning Commission Stipends to \$75.00 per meeting. Council noted the high quality of the Commission Member is very important to the City of Kerman. Increase will take effect at the next Council meeting scheduled for .

COMMUNICATIONS

- A.** Informational: Conditional Use Permit Application Tovar Large Family Daycare did not meet the filing deadline, will be presented as a public hearing at the November 9, 2015 meeting.

ADJOURNMENT: Adjourned at 7:30 p.m.



Olivia G. Pimentel
Secretary to the Planning Commission