

ESCALON PLANNING COMMISSION

Minutes of September 9, 2008

PRESENT: Commissioners Hogan, Cestaro, Willis, Castellanos, Gilbert

ABSENT: None

CONSENT CALENDAR

(These items are considered routine in nature and will be approved with one motion).

1. Approval of Minutes for Meeting of July 15, 2008

MOTION – It was m/s by Gilbert/Castellanos that Consent Item 1 be approved. Motion carried unanimously. MINUTE ORDER NO. PC 2008-09

PUBLIC HEARING

None

MATTERS PRESENTED FROM THE AUDIENCE

None

ADMINISTRATIVE MATTERS

2. Staff update on Les Schwab Tire Center, 1980 McHenry

Duane Peterson, Community Development Director gave an update on the Les Schwab Tire Center agreement to plant Bradford Pear trees on the easterly property line; removed the barbed wire on the top of the storage yard fence; items stacked/placed in the storage yard “bull pen” not to exceed the height of the fence; the required commercial vehicle loading/unloading space be marked.

A visit to the site in early August showed that the trees had not been planted, but the barbed wire had been removed from the “bull pen” fence, the truck loading zone had been painted and the items in the “bull pen” had been adjusted to the height of the fence.

Commissioner Castellanos suggested that a national company should complete the project as originally submitted.

Steve Cestaro, Commission Chair stated that national companies look at the income generated at the local level when determining financing for individual store upgrades.

3. Title 17, EMC Update (Zoning)

Duane Peterson, Community Development Director, stated that the current zoning regulations and map were adopted by the City three years ago.

On October 9, 2007, the Commission conducted a workshop to review proposed changes to the zoning regulations. In addition to what was discussed then, there is an issue of pipe framed RV covers that should be discussed. These are currently treated as accessory buildings.

Commission members discussed proposed changes in the current zoning regulations and concurred with the changes except for the Highway Commercial (CH) zone, and asked Duane to bring the CH zone back to Commission with additional information. The issue of RV covers also needs additional discussion, but will need specific regulations governing these structures.

STAFF COMMUNICATIONS

None

COMMISSION COMMUNICATIONS

None

ADJOURNMENT

Commission Chair adjourned meeting at 8:12 p.m.

Respectfully submitted,

Carol Norris
Clerical Assistant