

ESCALON PLANNING COMMISSION

Minutes of October 14, 2008

PRESENT: Commissioners, Cestaro, Willis, Castellanos, Gilbert

ABSENT: Commissioner Hogan

CONSENT CALENDAR

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

1. Approval of Minutes for Meeting of September 9, 2008

MOTION – It was m/s by Gilbert/Willis that Consent Item 1 be approved. Motion carried unanimously. MINUTE ORDER NO. PC 2008-10

PUBLIC HEARING

None

MATTERS PRESENTED FROM THE AUDIENCE

None

ADMINISTRATIVE MATTERS

2. Zoning Map and Zoning Regulations Update and Changes

Duane Peterson, Community Development Director, presented a staff report that reviewed the zoning regulations and map that were discussed, at a Commission workshop held September 9, 2008. Numerous changes to the regulations have been recommended and updates to the map have been suggested.

Commissioners were asked to review:

- The recommended changes to the C-2 district
- The recommended specifics for the new proposed Highway Commercial (C-H) Zone
- The revised Chapter 17.11
- Recommended changes to the zoning map

After discussion the Commissioners recommended that the C-2 Zone building heights not exceed 35 feet or two stories with 10,000 square feet maximum for the footprint of the building. Commissioners concurred with the remainder of the updates of the C-2 Zone.

Commissioners concurred with the C-H Zone requirements.

Commissioners recommended changes/additions to the list (chart) of Permitted Uses and Uses Permitted by Conditional Uses Permit by Zoning District to include: equipment, vehicle, light/heavy truck or trailer rental listed in the Services section in the C-H Zone as a permitted use; Retail Plant Nurseries in the Industrial Uses section in the C-H Zone as a permitted use.

In the Automobile Related section change service station from permitted use in C-1 to conditional use permit.

Commissioners asked Duane to provide definitions of convalescent and residential care facilities listed in the Community Services section.

STAFF COMMUNICATIONS

Duane Peterson updated Commissioners on the progress of the Civic Center bids and the Enterprise Zone project. November 15, 2008 is the grand opening of the Community Center.

COMMISSION COMMUNICATIONS

Commission Chair reminded everyone to vote.

ADJOURNMENT

Commission Chair adjourned meeting at 8:35 p.m.

Respectfully submitted,



Carol Norris
Clerical Assistant