

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, March 16, 2016

CALL TO ORDER

At 6:03 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for March 16, 2016, was called to order by Vice-Chairman Shoup.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Bruce Kallen, Commissioner B.R. "Bob" Tinsley, and Vice-Chairman Mark Shoup. Absent: Commissioner Jason Lamoreaux and Chairman Doug Qualls.

STAFF PRESENT

Carol Miller, Principal Planner, Doug Fenn, Senior Planner, Pam Cupp, Associate Planner, Haviva Shane, Town Attorney, and Debra Thomas, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Tinsley led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Minutes for the Regular Meeting of February 17, 2016.

Motion by Commissioner Tinsley, and seconded by Commissioner Kallen, to approve the Minutes for the Regular Meeting of February 17, 2016.

Motion carried by the following vote: Ayes: Commissioner Kallen, Commissioner Tinsley, and Vice-Chairman Mark Shoup. Noes: None. Absent: Commissioner Lamoreaux and Chairman Qualls. Abstain: None.

PUBLIC HEARING ITEMS

- 2. Development Permit No. 2015-005, Special Use Permit No. 2015-015, Tentative Parcel Map No. 18095, and Variance 2016-001.** Proposal to construction an eighty-four (84) room, 43,000 square foot three (3) story hotel, 3,500 square foot restaurant, 10,261 square foot retail building, seven (7) separate buildings, totaling 23,719 square feet that also include drive-through restaurants and two (2) gasoline stations. The combined building square-footage is 80,480 square feet.

Applicant: Steeno Design Studio

Location: The project is located at the northeast corner of Interstate 15, Dale Evans Parkway and bisected by Willow Springs Road; APN 0472-232-20 and 21.

Vice-Chairman Shoup opened the public hearing at 6:06 p.m.

Doug Fenn, Senior Planner stated that Applicant requested that this item be continued to the next Planning Commission meeting scheduled for April 6, 2016.

Vice-Chairman Shoup closed the public hearing at 6:07 p.m.

MOTION

Motion by Commissioner Tinsley, seconded by Commissioner Kallen, that the Planning Commission move to:

1. Continue Conditional Use Permit No. 2015-002 and Deviation Permit No. 2015-002 to the next Planning Commission meeting scheduled for April 6, 2016.

ROLL CALL VOTE

Ayes: Commissioner Kallen
Commissioner Tinsley
Vice-Chairman Shoup

Noes: None

Abstain: None

Absent: Commissioner Lamoreaux
Chairman Qualls

The motion carried by a 3-0-0-2 vote.

3. **Conditional Use Permit No. 2015-012 and Deviation Permit 2015-003.** A request for approval of a Conditional Use Permit to construct an eighty (80) foot tall radio tower designed as a faux water tank.

Applicant: Greg Miles, representative for Liberty Utilities

Location: The project site is located at 21760 Ottawa Road; APN 3087-351-08.

Vice-Chairman Shoup opened the public hearing at 6:07 p.m.

Ms. Pam Cupp, Associate Planner presented the staff report as filed with the Planning Division.

Greg Miles, representative for Liberty Utilities, provided a summary of their project plans to the Planning Commission.

Mark Beppu, Liberty Utilities explained how data transfer works and that the trees located between communication points are creating obstacles for their existing radio tower.

Vice-Chairman Shoup expressed concerns with the accuracy of the information provided by Liberty Utilities.

After lengthy discussion, it was the consensus of the Planning Commission to add the following changes to the Conditions of Approval:

"P4. The rendering(s) presented to, and approved by, the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion. The approval of the project, at the allowed height, is specifically conditioned on the concealment provided by the water tower feature, at the height, and as presented to the Planning Commission.

and,

"P8. In the event the antenna(s) becomes obsolete and/or abandoned, the provider shall remove the antenna(s), tower structure and all related mechanical equipment and return the site to its original state, or an improved state, within 30 days of abandonment.

Vice-Chairman Shoup asked if the Applicant agreed to the COAs and as amended. Greg Miles, representative for liberty Utilities stated they agreed with the conditions of approval as modified.

PUBLIC COMMENT

None.

Vice-Chairman Shoup closed the public at 6:31p.m.

MOTION

Motion by Commissioner Tinsley, seconded by Commissioner Kallen, that the Planning Commission move to:

1. Find that pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32, the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for approval and adopt the Findings for Conditional Use Permit No. 2015-012 and Deviation Permit No. 2015-003.
3. Approve Conditional Use Permit No. 2015-012 and Deviation Permit No. 2015-003, subject to the attached Conditions of Approval as amended.
4. Direct staff to file a Notice of Exemption.

ROLL CALL VOTE

Ayes: Commissioner Kallen
 Commissioner Tinsley

Noes: Vice-Chairman Shoup
Abstain: None
Absent: Commissioner Lamoreaux
Chairman Qualls

The motion carried by a 2-1-0-2 vote.

PUBLIC COMMENT

None.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

Carol Miller, Principal Planner informed the Planning Commission that the Town Council had created an ad hoc committee to re-address digital signs.

OTHER BUSINESS

- 4. General Plan Consistency Surplus Property.** To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402, the Town's disposition of two (2) parcels owned by the Town.

Applicant: Town of Apple Valley

Location: East side of Navajo Road, north of Waalew Road. APNs: 0437-212-05 and 0437-212-10

Ms. Carol Miller, Principal presented the staff report as filed with the Planning Division.

Motion by Commissioner Tinsley, seconded by Vice-Chairman Shoup, that the Planning Commission move to:

1. That the Planning Commission adopt Planning Commission Resolution No. 2016-003, finding and reporting that the location, purpose and extent of the Town's disposition of real property is in conformance with the Town's General Plan.

ROLL CALL VOTE

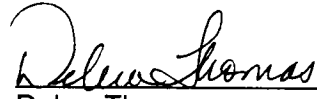
Ayes: Commissioner Tinsley
Vice-Chairman Shoup
Noes: Commissioner Kallen
Abstain: None
Absent: Commissioner Lamoreaux
Chairman Qualls

The motion carried by a 2-1-0-2 vote.

ADJOURNMENT

Motion by Commissioner Tinsley, seconded by Commissioner Kallen, and unanimously carried to adjourn the meeting of the Planning Commission at 6:55 p.m. to the Regular Meeting on April 6, 2016.

Respectfully Submitted by:



Debra Thomas
Planning Commission Secretary

Approved by:



Vice-Chairman Mark Shoup