

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, March 15, 2017

CALL TO ORDER

Chairman Shoup called to order the Regular Meeting of the Planning Commission of the Town of Apple Valley for March 15, 2017 at 6:02 p.m.

ROLL CALL

Planning Commission

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

STAFF PRESENT

Carol Miller, Principal Planner, Pam Cupp, Associate Planner, Haviva Shane, Town Attorney, Richard Pedersen, Deputy Town Engineer, and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Haviva Shane, Town Attorney, led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of February 15, 2017.

Commissioner Lamoreaux recommended that the minutes for the Regular Meeting of February 15, 2017 be continued to the next Regular Planning Commission Meeting on April 19, 2017, when all the Commissioners will be present.

Chairman Shoup also recommended a minor modification be made to Page 1-2 of the February 15, 2017 minutes.

Motion by Commissioner Lamoreaux, seconded by Commissioner Kallen, to continue the minutes for the Regular Meeting of February 15, 2017, as amended, to the next Regular Planning Commission Meeting on April 19, 2017.

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

ROLL CALL VOTE

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

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

PUBLIC COMMENTS

None.

PUBLIC HEARING ITEMS

- 2. Conditional Use Permit 2016-003.** A request for approval of a Conditional Use Permit to allow the installation of a 499-gallon, upright propane tank as an accessory use to an existing convenience store and gas station. The project site is 1.9 acres in size and located within the General Commercial (C-G) zoning district.

Applicant: Mr. Jesse Hurtado, representing Apple Valley Gas Mart

Location: 16801 Dale Evans Parkway (APN 0440-014-28)

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

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

Chairman Shoup asked the Applicant if he agreed to the Conditions of Approval.

Mr. Jesse Hurtado stated he agreed with all of the Conditions of Approval.

PUBLIC COMMENTS

None.

Chairman Shoup closed the public hearing at 6:09 p.m.

MOTION

Motion by Commissioner Kallen, seconded by Commissioner Lamoreaux, based upon the information contained within this report, and any input received from the public at the hearing, if the Planning Commission can make the required Findings, then it is recommended that the Planning Commission move to:

1. Determine that the proposed Conditional Use Permit No. 2016-003 will not have a significant effect on the environment, with adherence to the Conditions of Approval recommended in this report.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt those Findings.
3. Approve Conditional Use Permit No. 2016-003, subject to the attached Conditions of Approval.
4. Direct staff to file the Notice of Exemption.

ROLL CALL VOTE

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

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

3. This is a request for a three (3) year time extension for a previously approved subdivision of approximately fourteen (14) acres into thirteen (13) single-family residential lots with a minimum lot size of 1.0 gross acre within the Residential Estate (R-E) zoning designation.

Applicant: Altec Engineering representing Mr. John Attiq

Location: This site is located at the northeast corner of Quinnault and Mambe (Houston) Roads; APN 3080-121-04.

Chairman Shoup opened the public hearing at 6:09 p.m.

Pam Cupp, Associate Planner, presented the staff report as filed by the Planning Division. She added, for the record, an additional standard condition that was inadvertently left off, P-20, which states:

The Final Map shall conform with all site development standards for the Estate Residential RE zoning designation, in effect with the time of approval.

Chairman Shoup asked the Applicant if he agreed to the Conditions of Approval, as amended.

Mr. Carl Coleman, stated he agreed with all Conditions of Approval, as amended to include the addition of Condition P-20.

Chairman Shoup closed the public hearing at 6:13 p.m.

PUBLIC COMMENTS

None.

MOTION

Motion by Commissioner Lamoreaux, seconded by Commissioner Kallen, based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project, and adopted by the Planning Commission on March 5, 2008. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed requires is not subject to further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18186, subject to the attached Conditions of Approval, as amended.

4. Direct staff to file the Notice of Exemption.

ROLL CALL VOTE

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

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

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS:

Commissioner Shoup commented on the letter received from the students of Apple Valley Christian School.

STAFF COMMENTS

Carol Miller, Principal Planner, informed the Planning Commission of the challenges received by the Town of Apple Valley as it relates to the Distribution Facility. She also stated that the fencing item would not be coming back to the Planning Commission for any further discussion since it is up to the Council whether the issue is looked at again.

ADJOURNMENT

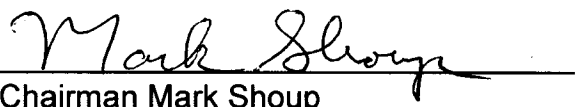
Motion by Commissioner Kallen, seconded by Commissioner Lamoreaux, and unanimously carried to adjourn the Regular Meeting of the Planning Commission at 6:15 p.m. to the Regular Planning Commission Meeting on April 19, 2017.

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:


Chairman Mark Shoup