

MINUTES

**TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING**

SEPTEMBER 4, 2019

CALL TO ORDER

Vice-Chairman Kallen called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:04 p.m.

Roll Call

Present: Commissioner Arias, Commissioner Tinsley, Vice-Chairman Kallen,
Commissioner Harrison

Absent: Chairman Lamoreaux

Staff Present

Carol Miller, Assistant Director of Community Development, Pam Cupp, Senior Planner, Thomas Rice, Town Attorney, Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harrison.

APPROVAL OF MINUTES

1a. Approval of Minutes for the regular meeting of August 7, 2019.

Motion by, Commissioner Tinsley, second by Commissioner Harrison to approve the minutes of August 7, 2019.

ROLL CALL VOTE

Yes: Vice-Chairman Kallen
Commissioner Tinsley
Commissioner Arias
Commissioner Harrison

Noes: None

Abstain: None

Absent: Chairman Lamoreaux

The motion carried by a 4-0-0-1 vote

1b. Approval of Minutes for the regular meeting of August 21, 2019.

Motion by, Commissioner Tinsley, second by Commissioner Arias to approve the minutes of August 21, 2019.

ROLL CALL VOTE

Yes:

Vice-Chairman Kallen
Commissioner Tinsley
Commissioner Arias

Noes: None

Abstain: Commissioner Harrison

Absent: Chairman Lamoreaux

The motion carried by a 3-0-1-1 vote

PUBLIC COMMENTS

None

PUBLIC HEARINGS

- 2. **Development Code Amendment No. 2019-010.** The Planning Commission will be considering an amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code that, through the Deviation Permit process, would allow a reduction to setbacks, landscaping and standard parking spaces and allow an increase in building height from the standards found in Chapter 9.35 "Commercial and Office Districts".

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

Commissioner Harrison asked if these changes with the building height and setback changes Fire District review. Ms. Cupp stated the Fire District is provided all entitlement applications for their comment and review.

Commissioner Arias asked if this change would be a big impact or help. Ms. Cupp said it does give some flexibility in the code but at this time there are currently no deviation applications in the works.

Vice-Chairman Kallen asked how the numbers and percentages were established and thought this should have been discussed during the Joint Meeting. Ms. Cupp said it was mostly arbitrary.

Vice-Chairman Kallen asked if these changes relaxed the code. Ms. Carol Miller said this changed relaxed the process and not the code standards.

Mr. Thomas Rice, Town Attorney, noted there is a notice procedure and owners within 300 feet of the property are notified when a deviation permit is requested and are given an opportunity to provide comments.

MOTION

Motion by Commissioner Tinsley, seconded Commissioner Harrison to approve Planning Commission Resolution No. 2019-007 with the corrections to the signature line.

ROLL CALL VOTE

Yes: Vice-Chairman Kallen
Commissioner Arias
Commissioner Tinsley
Commissioner Harrison
Noes: None
Abstain: None
Absent: Chairman Lamoreaux

The motion carried by a 4-0-0-1 vote

- 3. **Development Code Amendment No. 2019-009.** The Planning Commission will be considering an amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by modifying Table 9.35.030-A of Chapter 9.35 "Commercial and Office Districts" and Table 9.45.030-A "Permitted Uses" of Chapter 9.45 "Industrial Districts" as needed to address current trends and remove outdated language. The Commission shall also consider replacing the Conditional Use Permit process with a Special Use Permit process for uses that have limited impacts upon the surrounding property owners.

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

Commissioner Harrison asked if there were any impacts on existing occupancies. Ms. Cupp said no to existing occupancies and applications do not expire unless they have been vacated for over 180 days.

MOTION

Motion by Commissioner Harrison, seconded Commissioner Tinsley to approve Planning Commission Resolution No. 2019-009 with correction to the heading referencing DCA 2019-009 and corrections to signature line.

ROLL CALL VOTE

Yes: Vice-Chairman Kallen
Commissioner Arias
Commissioner Tinsley
Commissioner Harrison
Noes: None
Abstain: None
Absent: Chairman Lamoreaux

The motion carried by a 4-0-0-1 vote

OTHER BUSINESS

None

PLANNING COMMISSION COMMENTS

Commissioner Harrison asked for an update on a past project that involved a digital sign in the Village. Ms. Cupp said applicant removed one of the non-permitted signs and reduced the size into what is permitted in front of the building.

Commissioner Tinsley requested an update on the Water Reclamation Project at Brewster. Ms. Miller will have Mike Molinari, Public Works Manager contact Commissioner Tinsley with update.

Commissioner Kallen thanked staff for their work.

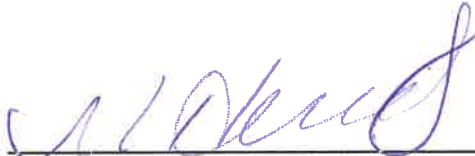
STAFF COMMENTS

None

ADJOURNMENT

Motion by Commissioner Tinsley, Second by Commissioner Harrison, and unanimously carried, to adjourn the meeting of the Planning Commission at 6:32p.m. to its next regularly scheduled meeting on September 18, 2019.

Respectfully Submitted by:



Maribel Hernandez
Planning Commission Secretary

Approved by:



Vice-Chairman, Bruce Kallen