

**MINUTES OF MEETING
CITY OF SELMA PLANNING COMMISSION
Monday, February 26, 2007**

ITEM 1. - FLAG SALUTE: Commissioner Kessler

ITEM 2. – ROLL CALL:

The Planning Commission met at the John B. Howard Community Center at 7:00 p.m. Present were Commissioners Allen, Kessler, Niswander and Vice Chairman Pendegraft. Chairman Grey, Commissioner Ivory and Tiger were absent. Staff present included Mike Gaston, Community Development Director, Mikal Kirchner Recreation & Community Services Director, Jerry Howell GIS Coordinator and Connie Cantu Planning Technician/Recording Secretary. Also present were (28) interested citizens. The Selma Enterprise reporter was not present.

ITEM 3. – ORAL COMMUNICATIONS: None

ITEM 4. – FOR APPROVAL:

Motioned by Commissioner Allen, seconded by Commissioner Kessler, the minutes of January 22, 2007, regular Planning Commission Meeting, were approved as written.

ITEM 5 - PUBLIC HEARING:

A. Submittal No. 2006-0014: EA; Tentative Tract Map No. 5765, Zone Change, General Plan Amendment and Reorganization-Annexation.

Applicant: Bratton Investments I

Location: South side of Rose Avenue (APN 385-220-13, 16, 07, 23, 25, 26 and 385-042-32s), west of State Highway 43, Selma, California.

Proposal: General Plan Amendment: from Residential Reserve to Medium Low Density Residential.
Zone Change: the project involves pre-zoning of the subject property from AE-20 to R-1-7 Minimum 7,000 square foot (Single Family Residential) lots in anticipation of annexation of the territory to the City of Selma.

Vesting Tentative Tract Map No. 5765: to subdivide approximately 55.0 acres into ±220 medium low density single family residential lots.

Reorganization/Annexation: a proposal to annex to the City of Selma.
(Resolution No. 2007-0002, 2007-0003 and 2007-0004)

Mr. Mike Gaston, Community Development Director, presented the staff report. Director Gaston noted that the subdivision consist of 220 lots for single family residential purposes, with a minimum of 7,000 square foot lots. The entry access points have been enhanced for the subdivision. A neighborhood park of approximately two (2) acres is also included.

Commissioner Niswander questioned the proximity of the airport to the site.

Director Gaston noted that it was not in the approach zone for the airport.

Vice Chairman Pendegraft opened the public hearing.

Mr. Charles Maxwell, applicant came forward to address the Commission. Mr. Maxwell noted that he has twelve different models of the homes so they will not be the same side by side. Mr. Maxwell also noted that he agrees to the impact fees and has also agreed and talked with Mr. Mark Gilkey, Manager of Consolidated Irrigation District, regarding their fees. Mr. Maxwell noted that there are three conditions he would like amended. They are as follows: Condition Numbers 19, 26 and 30. On Condition Number 19, Mr. Maxwell would like to have amended the size of the trees from 20 to 15 gallons in size. Condition Number 26, Mr. Maxwell would like to have this deleted entirely as this subdivision will not have CC and R's. And Condition Number 30, to delete the first sentence of the condition, due to the developer building all the homes. Mr. Maxwell agrees to all other conditions.

Mr. Aubuchon noted that he still farms a portion of his land and was interested on how the city could help him so as not to have this project negatively impact his farming operation.

Director Gaston assured him that in the Conditions of Approval, condition number 32, shall include a "Right to Farm" covenant to be recorded with the Tract Map. This will protect adjacent farmers.

Mr. Mark Gilkey, Manager of Consolidated Irrigation District noted that he has been in contact with the developer and developer agrees to pay CID fees in the amount of \$2,500.00 per dwelling unit.

Motioned by Commissioner Niswander and seconded by Commissioner Allen to approve Resolution No. 2007-0002, recommending to City Council approval of General Plan Amendment subject to the Findings for Approval. Approved unanimously with Chairman Grey and Commissioners Ivory and Tiger absent.

Motioned by Commissioner Niswander and seconded by Commissioner Allen to approve Resolution No. 2007-0003 recommending to City Council approval of Zone Change Amendment subject to the Findings for Approval. Approved unanimously with Chairman Grey and Commissioners Ivory and Tiger absent.

Motioned by Commissioner Niswander and seconded by Commissioner Allen to approve Resolution No. 2007-0004 recommending to City Council approval of Submittal No. 2006-0014: Vesting Tentative Tract Map No. 5765 and Environmental Assessment for the project, subject to the Findings for Approval and Conditions of Approval with amendments to conditions 19, 26, 30 and addition of condition 102 to read as follows:

Condition No. 19, all trees shall be of a fifteen gallon container size.

Condition No. 26, shall be deleted.

Condition No. 30, first sentence of the paragraph, to be deleted.

Condition No. 102, avigation easement, Director Gaston/City Attorney to provide wording.

Approved unanimously with Chairman Grey and Commissioners Ivory and Tiger absent.

ITEM 6 - OTHER ITEMS:

A. Tentative Parcel Map 2006-0123

Director Gaston noted that this project had been approved and was not a public hearing item. The Commissioners requested that the applicant submit elevations of the site.

ITEM 7 – PLANNING DIRECTOR'S REPORT:

Director Gaston noted that the MOU Tax Sharing Agreement with Fresno County was approved.

Director Gaston noted that in March the City of Selma should have a new zoning district (Specific Plan Zone).

ITEM 8 – ADJOURNMENT:

Having no further business, motioned by Commissioner Allen, seconded by Commissioner Kessler, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

MICHAEL S. GASTON
Secretary to the Planning Commission

MSG/cc

RESOLUTION NUMBERS: 2007-0002, 2007-0003 & 2007-0004
NEXT RESOLUTION NUMBER: 2007-0005
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