

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 8, 2018

Commission Members

A John Hess, District I
P Bob Malley, District II
P Eddie Crandall, District III
A Matt Levesque, District IV
P Daniel Suenram, District V

Staff Members

P Robert Massarelli, CDD Director
P Michalyn DelValle, Principal Planner
P Shanda Harry, Deputy County Counsel
P Danae Bowen, Office Assistant III

9:00 a.m. CALL TO ORDER

Pledge of Allegiance was led by Eddie Crandell.

Comm. Malley moved, 2nd by Comm. Suenram to approve the minutes from January 4, 2018.

9:05 a.m. CITIZENS INPUT - None

9:07 a.m. Public Hearing on consideration of a Major Use Permit (UP 17-05) for Specific Plan of Development and Tentative Subdivision Map (SD 06-01), prior projects GPD 06-01, GPAP 06-02, RZ 04-23 and Certified Final Environmental Impact Report (FEIR) based on Initial Study (IS 06-11). The project applicant is KIMCO DEVELOPMENT proposing a planned residential development of approximately 380 detached single family homes, three-acre medium density residential parcels having a density of up to fifteen units per acre, two and one-half acre multi-family residential care and/or assisted living facility, and approximately 31 acres of commercial development. A Major Use Permit is also required for Subdivisions of land that include more than three parcels within the Floodway Fringe Combining District. The project location is 18196 & 18426 South State Highway 29, Middletown and further described as APNs 014-260-36 & 014-260-51. Environmental Evaluation: Certified Final Environmental Impact Report. (Continued from December 14, 2017, January 4, 2018, January 25, 2018 and February 22, 2018) (Robert Massarelli)

Robert Massarelli, Community Development Director, announce that on Wednesday, March 7, 2018, staff received an email from the applicants attorney requesting that this item be tabled to the March 22, 2018 hearing. He said that he has had two meetings and several telephone conversations with the applicant's attorney and said they are making significant progress with the conditions of approval for the Specific Plan of Development. He said staff supports this request and recommended to table this item to March 22, 2018 at 9:10 a.m.

The Planning Commission was in agreement to the continuance.

9:09: a.m. Opened Public Hearing

Ken Porter, Kimco Development Representative, said they concur with the request for the extension.

9:10 a.m. Closed Public Hearing

UNTIMED STAFF UPDATE

Mr. Massarelli announced that Keith Gronendyke, Associate Planner, has resigned and Friday, March 2nd was his last day. He said the Department is down three or four planners and it has created challenges with the workload.

Mr. Massarelli said the Board of Supervisors passed the Cannabis Ordinance and the second reading will be on Tuesday, March 13, 2018 and will go into effect in thirty days. He said the Board of Supervisors has directed staff to move forward with the ordinance on manufacturing and distribution, and staff will be going forward with a Resolution of Intent to get that process started. He said now that the bulk of the cannabis work is out of the way, staff is focusing on getting the Zoning Ordinance completed. He said there is a lot of interest on tiny homes, dark skies and TOT Tax, all which are being addressed in the update of the Zoning Ordinance. He added that staff has also been working on the General Plan and Area/Community Plans.

ADJOURNED 9:15

Eddie Crandell, Chair
Lake County Planning Commission

Respectfully Submitted,

By: _____
Danae Bowen
Office Assistant III