

**District Three Planning Implementation Committee
Meeting Minutes
June 13, 2011**

The meeting was called to Order at 5:32 pm .

Present:

Celeste Harrell
Jim Tate Hill II
Eric Payne
Ross Tate
Mary Curry arrived at 5:40pm

Absent:

Sabina

Others Present:

Dirk Poeschel of Land Development Services, and Gregory Barfield, staff to the committee

Committee Members were thanked for their service and introductions made

Committee deferred the selection of an Chair and Vice Chair until a later meeting.

Review of Projects:

Conditional Use Permit Application No C-11-063 was filed by Dirk Poeschel Land Development Services on behalf of Gurudwara Nanak Sar, and pertains to 4.09 acres of property located on the east side of South Cherry Avenue south of East North Avenue. The applicant request authorization to demolish an existing single story 1,274 square foot building and construct a two story 3,198 square foot building in its place. The property is zoned R-A/UGM (Single Family Residential Agricultural / Urban Growth Management

Dirk Poeschel of Land Development Services provided an overview of the project and answered questions from the committee

MOTION/ Hill and SECOND/ Ross to approve as presented - PASSES (6-0)

Conditional Use Permit Application No. C-11-069 ABCUP was filed by Abdul Hussein of Tower Mini Mart and Gas and pertains to .62 acres of property located on the south side of East Olive Avenue between North Ferger and North Wilson Avenue in the historic Tower District. The applicant request authorization to establish a State of California Alcoholic Beverage Control Type 20 License)

Discussion regarding the Conditional Use Permit for the Tower Mini Mart application occurred among the committee members. Issues of concern included Police calls for service to the location, impact on alcohol sales, and the lack of clarity on the project in the application (transfer of a license or a new license)

Committee request clarity, copy of police conditions (if available) , sample of police conditions and if possible the applicant to attend and that the matter be return to their next meeting.

Site Plan Application No S-11-030 was filed by Jack Malven of Malven Construction and pertains to 9.5 acres of property located on the west side of South Cherry between East Grove and East Church Avenues and between State Routes 41 and 99. The applicant proposes the renovation of approximately 2,400 square feet of existing office space , the construction of 2,400 square feet of additional office space, installation of a landscaped area east of the proposed office additional and minor renovations to the existing parking area for the Keiser Corporation. The property is zoned M-1 (Light Manufacturing)

General discussion on the project occurred between the members.

MOTION/ Ross and SECOND/ Harrell to approve as presented - PASSES (6-0)

There being no further business the meeting was adjourned at 6:34 pm