



CITY OF ATWATER

PLANNING COMMISSION MINUTES

February 24, 2010

CALL TO ORDER: (Regular Session)

The Planning Commission of the City of Atwater met in regular session this date at 6:00 PM in the Council Chambers, 750 Bellevue Road, Atwater, California; Chairman Miller presiding.

ROLL CALL:

Present: Commissioners Miller, Mooneyham, Werner, Davis, Warchol
Absent: None
Staff Present: Senior Planner Hendrix, Recording Secretary Ruiz

COMMENTS FROM THE PUBLIC:

Notice to the public was read.

No one came forward to speak at this time.

MINUTES:

- a. Regular meeting of January 13, 2010

MOTION: *Commissioner Mooneyham moved to approve the minutes as listed. The motion was seconded by Commissioner Warchol and the vote was: Ayes: Miller, Mooneyham, Werner, Davis, Warchol; Noes: None; Absent: None. The motion carried.*

PUBLIC HEARINGS:

- a. Conditional Use Permit No. 521-10: Proposing to establish a tattoo and piercing shop within an existing building located at 310 East Bellevue Road. This site is located at the southeast corner of Bellevue Road and Brownell Avenue within a General Commercial (C-G) Zoning District.
Applicant: Jose L. Bedolla

Senior Planner Hendrix presented staff report.

The Public Hearing was opened for this item.

JOE OVATT, Merced, stated that he was the father of the property owner and he was in full support of this tattoo shop going into business at his daughter's property.

MELISSA BERTONNEAU, Atwater, stated that she is associated with Evolution Ink and believes that it's a business that can bring revenue into the City and does not think that the clientele will bring any bad reputation to the business.

Senior Planner Hendrix mentioned that the reason why tattoo shops go through the Conditional Use Permit process is to be able to bring back the business in case any issues would arise and if so, possibly revoking the permit at that time.

Commissioner Davis stated he spoke with the neighbors adjacent to the property and they were very enthusiastic of this new business coming in next door.

REPORTS:

- a. Report on Proposition 84 Funds.

Economic Development & Special Projects Director McBride presented staff report.

Commissioner's had a few questions for Director McBride in regards to the cost of the proposed Youth Center, the different types of recreational activities and what would happen if the City did not acquire all of required property.

Director McBride provided answers to the Commissioners questions.

- b. Discussion on the possibility of having mandatory Planning Commission meetings.

Senior Planner Hendrix presented the possibility of having mandatory Planning Commission meeting per the request of a Planning Commissioner and would like to get feedback from the entire Commission.

After further discussion and suggestions the Commissioners agreed that no mandatory meeting is necessary but did agree to have one meeting per month to allow staff to provide training to the Commission on Planning related items.


COMMISSION / STAFF COMMENTS:

Commissioner Mooneyham would like to review the City Ordinance in regards to bicycle food vendors. He also stated that he would like to take something to City Council that prohibits or regulates bicycle food vendors in the City. Commissioner Mooneyham stated that he was approached by the Prime Shine Carwash owner in regards to charitable car washes. Commissioner Mooneyham would like to do further research into the charitable car washes and any regulations that might exist. He also stated that he was approached by his neighbors at the Claremont Reserve and were asking about the construction of new homes by Sycamore Homes. He also stated that he would like to look at the Sign Ordinance, for a possible change in the current allowable signage in certain zoning areas. He is referring specifically to time and temperature signs currently only allowed on Planned Development zoning and not in the General Commercial.

Senior Planner Hendrix responded that he and Police Chief Hawthorne have talked about the bicycle food vendor issue and would like get more time to continue work on this item. He also stated that he does think there might be some type of letter from City Council dated back to the 1980's in regards to charitable car washes but would need to further research the matter. In regards to the construction of new homes, he stated that there is a discussion from City Council to move forward with a Design Review process and a decision is still pending on whether it's going to include Residential only or if it's going to encompass Commercial and Industrial. In regards to the Sign Ordinance questions, Senior Planner Hendrix stated that the Commission would have to do an amendment to the Sign Ordinance and review all of the zoning areas that allow monument signs.

ADJOURNMENT:

The meeting adjourned at 7:34 PM


JUSTIN HENDRIX
PLANNING COMMISSION SECRETARY
CITY OF ATWATER

By Stephanie Ruiz