



# CITY OF ATWATER

## PLANNING COMMISSION ACTION MINUTES

April 14, 2010

CALL TO ORDER: (Regular Session)

*The Planning Commission 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, Werner, Davis, Warchol  
**Absent:** Mooneyham  
**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:

Regular meeting of March 24, 2010

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

PUBLIC HEARINGS:

Site Plan No. 685-10

*The public hearing for this item was opened.*

***STEVE SANDERS, Modesto, CA, stated that they are proposing to demolish the existing building at 800 Bellevue Road and build a Wendy's restaurant. They have reviewed the conditions and everything is acceptable. One question he has was***

*when development fees are calculated if he gets credit for the existing building onsite. In regards to the trash enclosure they did try to locate the enclosure at a different spot on the property but could not meet the minimum amount of parking required for the project if it was relocated. This Wendy's will be the first of a new pro-type building and they want it to be a very attractive and are planning to use local contractors as much as possible. They are looking to go out to bid on this project very soon and are hoping to have the project constructed by early fall.*

**MOTION: Commissioner Davis moved to adopt Planning Commission Resolution No. 788-10 approving Site Plan 685-10. The motion was seconded by Commissioner Werner and the vote was: Ayes: Miller, Werner, Davis, Warchol; Noes: None; Absent: Mooneyham. The motion carried.**

**REPORTS:**

Strategies for development of the Design Review Guidelines

*By consensus the Commission agreed to begin reviewing the Residential components of Design Review starting at the regularly scheduled meeting of May 12, 2010.*

**COMMISSION / STAFF COMMENTS:**

*Senior Planner Hendrix reported that at City Council meeting of April 12, 2010, City Council adopted a Resolution that effective immediately all commissions and committees will go to action minutes.*

*Chairman Miller asked if there will be a meeting in two weeks.*

*Senior Planner responded there are no Public Hearing items scheduled; it is up to them to decide if they want to hold a meeting.*

*Community Development Director Woods also stated that staff would benefit from having some time to work everything out with our Deputy City Attorney.*

*Chairman Miller responded that he understands and agrees with Community Development Director Woods.*

**ADJOURNMENT:**

*The meeting adjourned at 7:06 PM.*



JUSTIN D. HENDRIX  
SENIOR PLANNER

By Stephanie Ruiz