

**CITY OF TAFT
PLANNING COMMISSION
MINUTES
WEDNESDAY, JUNE 5, 2013**

The June 5, 2013, regular meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber, 209 E. Kern Street, Taft, CA 93268, was opened by Chairman Walchock at 6:05:39 PM. The Pledge of Allegiance was led by Commissioner Walchock, and invocation was given by Bob Jordan.

PRESENT: Chairman Curtis Walchock, Vice Chairman Robert Thompson;
Commissioners Ron Orrin, Shaun Sutherland;
Human Resource Manager / Assistant City Manager Lonn Boyer.
Recording Secretary Alina Megerdom.
City Attorney Tom Ebersole.

SEATING OF NEWLY APPOINTED PLANNING COMMISSIONER 6:17:29 PM

Recommendation – Statement by Deputy City Clerk

Deputy City Clerk Alina Megerdom administered the Oath of Office to Mr. Bob Leikam and Mr. Leikam was seated as a member of the City of Taft Planning Commission.

CITIZEN REQUESTS/PUBLIC COMMENTS 6:19:42 PM

There were none.

APPROVAL OF MINUTES 6:20:01 PM

Consider approval of minutes for the May 1, 2013, Regular Planning Commission Meeting.

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Orrin, to approve the minutes of May 1, 2013.

AYES: Leikam, Orrin, Sutherland, Thompson, Walchock

PLANNING COMMISSION REVIEW – SITE REVIEW 6:21:58 PM

1. Site Plan Review (Initial) 2013-10 – Consider approval of Site Plan Review 2013-10 for proposed Ice Machine Use to be located at 414 Finley Drive at the Pilot Plaza. Jason Cleghorn, IHA Vending, LLC, applicant.

Boyer presented the staff report on Site Plan Review 2013-10.

Motion: Moved by Sutherland, seconded by Thompson to consider approval of Site Plan Review 2013-10 for proposed Ice Machine Use to be located at 414 Finley Drive at the Pilot Plaza.

Commissioners had concerns regarding the transfer of water. Megerdom stated that since the machine will be located next to an existing water dispensing facility it appears that the ice facility will secure water from the same infrastructure.

Leikam asked if the applicant was also the property owner. Megerdom stated that the applicant was not the property owner and staff received a copy of a signed lease from the property owner allowing him to place the vending machine on the said property.

Walchock asked if there was a way their concern with condensation could be documented. Megerdom stated that the Kern County Building Inspector will be reviewing all plans and will assure all steps are taken to properly contain water condensation at the site.

Thompson asked if the Commissioners would like to amend item number 3 on the General Conditions to include condensation issue must be met.

Ebersole stated that the Commissioners proposed amendment was appropriate. They can amend item number 3 on General Conditions with "including but not limited to concerns of standing water and/or condensation."

Motion: Moved by Thompson, seconded by Orrin to amend General Conditions #3; including but not limited to concerns of standing water and/or condensation, on Site Plan Review 2013-10 for proposed Ice Machine Use to be located at 414 Finley Drive at the Pilot Plaza

AYES: Leikam, Orrin, Sutherland, Thompson, Walchock

2. Site Plan Review (Initial) 2013-11 – Consider approval of Site Plan Review 2013-11 for a proposed Modular Office using a permanent foundation system to be located at 333 Industrial Way, Mark Sheffield, Sheffield Construction, applicant.

Boyer presented the staff report on Site Plan Review 2013-11.

Thompson asked what type of business will be at the location. Megerdom stated that Baker Hughes was leasing the building in the past. The property owners are SMS Holding Co., LLC, but the building will be utilized by employees of Badger Daylighting Services.

Walchock asked if the applicant was present. Megerdom stated that they were not present.

Thompson asked if there is going to be any Landscaping. Megerdom stated that she did speak to the property owner in regards to landscaping. The owner stated that the property is mainly a dirt lot with some existing trees. They would continue with the existing landscaping. They did not have plans on adding any more trees.

Thompson asked if there was going to be designated parking spaces, asphalt, striped, and how were they going to designate the handicap space. Megerdom stated that they have prepared plans for the Kern County Building Inspector to review. The building inspector is working with them to make sure all parking and handicap ramps are provided and meet with building codes.

Motion: Moved by Sutherland, seconded by Leikam to consider approval of Site Plan Review 2013-11 for a proposed Modular Office using a permanent foundation system to be located at 333 Industrial Way, Mark Sheffield, Sheffield Construction, applicant.

AYES: Leikam, Orrin, Sutherland, Thompson, Walchock

3. Site Plan Review 2013-04 – Consider approval of Site Plan Review 2013-04 for a proposed 60 Guest Room Hotel Use to be located at the SWC of 6th and Main Streets. Sohan Petal, DEEPA Investments & Lodgings, LLC, applicant.

Boyer presented the staff report on Site Plan Review 2013-04.

Motion: Moved by Sutherland, seconded by Thompson to approval of Site Plan Review 2013-04 for a proposed 60 Guest Room Hotel Use to be located at the SWC of 6th and Main Streets. Sohan Petal, DEEPA Investments & Lodgings, LLC, applicant.

Thompson stated that he noticed on the plot plan that there are going to be only 75 parking spaces. Boyer stated that he believes there are also 16 street parking spaces and they will be utilized to make it a total of 91 parking spaces.

Gearly Coats, Master Developer for Sunset Rails stated that he is pleased to finally be before the Commission. This has been a long step by step procedure, but they are excited to start construction on the hotel. They are hoping to start construction this summer with completion and occupancy by next summer. Coats stated that City staff has done an excellent job in assisting his group on this project.

All Commissioners agreed, and were glad to see the project coming to fruition. Commissioners were looking forward to seeing the hotel on Rails to Trails.

Orrin asked if they are aware of Occupancy Tax and have had experience in that. Coats stated yes and that there is a 10% Occupancy fee that is charged on each room which is forwarded to the City.

Megerdom stated that there is a resolution prepared and would like to enter into record. A copy of the Resolution No. 2013-01 was given to each Commissioner and entered into record.

Ebersole suggested the Commissioners make a motion to accept Site Plan Review 2013-04 and adopt Resolution 2013-01. Walchock amended motion to approve the Site Plan Review 2013-04 and adopt Resolution 2013-01.

Motion: Moved by Sutherland, seconded by Thompson to consider approval of Site Plan Review 2013-04 and adopt Resolution 2013-01 for a proposed 60 Guest Room Hotel Use to be located at the SWC of 6th and Main Streets. Sohan Petal, DEEPA Investments & Lodgings, LLC, applicant.

AYES: Leikam, Orrin, Sutherland, Thompson, Walchock

DATE OF JULY, 2013 MEETING 6:49:07 PM

Date of Regular meeting is July 3, 2013. Permission to consider moving it to a different day.

All Commissioners agreed to move the Planning Commission meeting date to July 17, 2013. Sutherland stated that he would not be available in July to attend the meeting.

PLANNING REPORT 6:51:40 PM

Lonn stated that Planning and Community Development Director, Mike Waiczis is no longer working at City of Taft. They are looking to contract with a firm part time starting on Monday, June 10th.

Orrin asked if the position has been advertised. Boyer stated that it has been advertised.

CITY ATTORNEY STATEMENTS

There were none.

COMMISSIONER COMMENTS

All commissioners welcomed Mr. Leikam to the Commission.

Sutherland stated that he will not be available in July for Planning Commission meeting, he will be on vacation.

Orrin stated that cruise night was going to be on Friday, June 7th and the annual car show on Rails to Trails was going to be on Saturday, June 8th. Everyone was welcome to come support the events and enjoy the activities on Rails to Trails.

Walchock stated that his term will end on June 30th, 2013. He was appointed in 2005, when he became a Commissioner, he had set 3 goals and he was happy to have accomplished all 3. He has enjoyed working with the entire Commission. He also thanks City Clerk Louise Hudgens and Deputy City Clerk Alina Megerdom for all their hard work in all the years he has been a Commissioner.

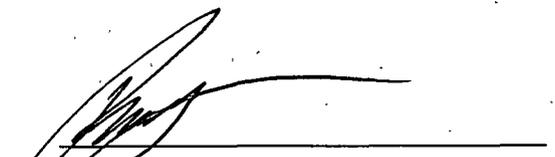
Identification of Representative to the City Council.

Commissioner Orrin stated he would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, June 18, 2013.

ADJOURNMENT

Motion: Moved by Thompson seconded by Orrin and approved unanimously, to adjourn the meeting at 7:32:29 PM.


Alina Megerdom, Recording Secretary


Robert Thompson, Vice Chairman