

**CITY OF TAFT
PLANNING COMMISSION
MINUTES
WEDNESDAY, NOVEMBER 6, 2013**

The November 6, 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 Ron Orrin at 6:08:37 PM. The Pledge of Allegiance was led by Bob Leikam, and invocation was given by Pastor Rodney Wikoft.

PRESENT: Chairman Ron Orrin, Vice Chairman Robert Thompson;
Commissioners Renée Hill, Shannon Jones, Bob Leikam;
Planning and Development Director, Mark Staples.
Recording Secretary Alina Megerdom.
City Attorney Tom Ebersole.

I. SEATING OF NEWLY APPOINTED PLANNING COMMISSIONERS 6:07:21 PM

Recommendation – Statement by Deputy City Clerk

Deputy City Clerk Alina Megerdom administered the Oath of Office to Ms. Shannon Jones. Ms. Jones was seated as member of the City of Taft Planning Commission.

II. SELECTION OF TRAFFIC COMMITTEE REPRESENTATIVE 6:12:15 PM

Recommendation – Commissioners select Representative for the City's Traffic Committee

Chairman Orrin inquired on the occurrence of the meeting. Director Staples stated it is quarterly. Commissioner Hill volunteered to nominate herself as a member to the Traffic Committee. There were no other nominations and all Commissioners voted in the affirmative to accept the nomination.

Motion: Moved by Thompson, seconded by Leikam, to nominate Hill as the representative for the City's Traffic Committee.

AYES: Hill, Jones, Leikam, Orrin, Thompson
Yes: 5

III. ANNOUNCEMENTS 6:28:45 PM

1. Director of Planning and Community Development Services Appointment

Attorney Ebersole stated that on November 4, 2013 Mark Staples became full time Planning Director for the City of Taft. All Commissioners congratulated him and welcomed him to the City.

IV. CITIZEN REQUESTS/PUBLIC COMMENTS 6:15:23 PM

Michael Long, owner of Black Gold Brewing Company stated his concerns on Downtown Taft Business District. He stated things have not changed, the buildings on Center Street still have newspapers on windows, the signs are outdated and businesses that have been closed for a while still have supplies in the building which could be a fire hazard. He had numerous concerns and was asking the Commissions and the City what is in place in the ordinance to help monitor those buildings.

Leikam asked if the City has anything for upkeep. Staples stated that he does not believe the City has one. They are working on it. Leikam asked if there would be a fine attached to it and if so, what would the fine be? Staples stated that he researched other cities and found fines ranging from \$25 to \$1,000, they are still looking into it; it's a group effort from Planning, Building, Code Enforcement and City Attorney.

Hill asked if it's something they need to put on the Agenda. Staples stated that he will include it on the next Planning Commission Agenda.

V. APPROVAL OF MINUTES 6:30:22 PM

Consider approval of minutes for the October 2, 2013, Regular Planning Commission Meeting.

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Hill, to approve the minutes of October 2, 2013.

AYES: Hill, Jones, Leikam, Orrin, Thompson
APPROVED: 5

VI. PRESENTATIONS

Hadley Pitman, Economic Development Challenges in Taft – Hadley Pitman was a student in Dr. David Layne's microeconomics class at Taft College, and her project was based on her observations of economic development challenges in Taft. The project was enjoyed by the Greater Taft Economic Development Authority. They were so impressed they wanted Planning Commission to see it.

Dr. David Layne introduced Taft College student Hadley Pitman. Miss Pitman did a power point presentation.

Orrin asked if he could have a copy of the power point.

VII. PUBLIC HEARING 6:49:55 PM

1. Conditional Use Permit 2013-19 – Proposal, by Sean Wray, for a proposed outdoor miniature golf course, with an indoor game room and party room within an existing 1,381 square foot building, on a 0.07 acre lot, within the Downtown Commercial (GC) Zone District located at 518 Kern Street.

Staples presented the Staff Report on Conditional Use Permit 2013-19.

Orrin opened the duly noticed Public Hearing to receive testimony from proponents and opponents.

Sean Wray, owner of Double Bogey Golf introduced himself and responded to some of the concerns the Commissioners had. He stated that there are no arcade games. He will have three Television sets with game consoles. There will be a party room and outside food is welcomed. There are parking spaces alongside of Kern Street and the customers are not to park in the Jo's Diner parking lot. He will have parking signs on his window informing customers where to park. His hours of operation are mainly after Jo's Diner closes and he hopes that will alleviate some of the parking concerns. He will be speaking to the owners of Jo's Diner to make sure there are no issues. The only times both

businesses are open are weekends from 10:00 AM to 2:00 PM.

Staples stated that there will be a final inspection by the Kern County Fire Department and City Building Official. They will receive a Certificate of Occupancy prior to opening the business.

Thompson asked if the business will be open until 9:00 PM & 10:00 PM, how they will be illuminating the outdoor without interrupting the residents behind the alley. Wray stated that his lights will not be shinning toward the houses. He has them all facing into the business.

Jones stated that most parents will be bringing their kids and most kids will walk to the business. Wray stated one of the reasons he picked the location is because it is in located center of the city and walking distance from most homes.

Orrin asked if anyone wishes to speak against the Public Hearing. There being none, the public hearing was closed.

Motion: Moved by Hill, seconded by Leikam approving Conditional Use Permit 2013-19 for an outdoor miniature golf course, with an indoor game room and party room within an existing 1,381 square foot building, on a 0.07 acre lot, within the Downtown Commercial (GC) Zone District located at 518 Kern Street.

AYES: Hill, Jones, Leikam, Thompson, Orrin

APPROVED: 5/0

2. Conditional Use Permit Amendment 2013-20 – Proposal, by GPS, Inc., to amend their prior approved Conditional Use Permit to accurately document the mining and reclamation areas, modify setbacks from power poles, and to ensure revegetation of disturbed areas, on a 50 acre portion of an approximately 120 acre lot, within the Industrial (I) Zone District located on the west side of Highway 33, south of Petroleum Club Road and Wood Street. 7:14:16 PM

Staples presented the Staff Report on Conditional Use Permit Amendment 2013-20.

Staples stated that Sarah Bartling from General Production Services (GPS) is present in the audience if anyone has further questions.

Orrin opened the duly noticed Public Hearing to receive testimony from proponents and opponents. There being none, the Public Hearing was closed.

Ms. Bartling, Project Coordinator for GPS introduced herself and stated if Commissioners have any questions, she is happy to answer them. The Commissioners had no questions for Ms. Bartling.

Motion: Moved by Thompson, seconded by Hill approving Conditional Use Permit Amendment 2013-20 to amend a prior approved Conditional Use Permit for a sand and gravel mining operation on a 50 acre portion of an approximately 120 acre lot, within the Industrial (I) Zone District located west of highway 33, south of petroleum club road and wood street.

AYES: Hill, Jones, Leikam, Thompson, Orrin

APPROVED: 5/0

3. Zoning Ordinance Amendment 2013-21 – Staff recommends the Planning Commission continue this item to the regularly scheduled meeting in December 2013. 7:28:08 PM

Motion: Moved by Leikam, seconded by Thompson to continue this item to the regularly scheduled meeting in December 2013.

AYES: Hill, Jones, Leikam, Thompson, Orrin

APPROVED: 5/0

VIII. PLANNING DIRECTOR REPORT 7:29:27 PM

1. West Kern Petroleum Summit (WKPS)

Staples stated that he attended the West Kern Petroleum Summit at Taft College on October 18, 2013. This was the first WKPS at Taft College. It had a great turn out, all seats were full and the tickets sold a week prior to the event. Staff included in the agenda packet a scanned copy of the handout from the event that gave a brief summary about the summit.

2. Kern Energy Watch – Energy Action Plan Summit

Staples stated that he attended the Kern Energy Watch on October 30, 2013. It was presented by Kern COG and the gas and electric companies. He also included in the agenda packet a scanned copy of the handout from the event that gave a brief summary about the summit.

3. Reschedule January 2014 Planning Commission Meeting

The commissioners all concurred the 8th of January as the Planning Commission meeting date.

IX. CITY ATTORNEY STATEMENTS 7:50:17 PM

Ebersole welcomed Mr. Staples as Director of Planning and Ms. Jones as Planning Commissioner.

X. COMMISSIONER COMMENTS

Hill stated there needs to be more trashcans in front of shops on Center Street. Also, there are a lot of cars speeding on Center Street. There are no posted speed signs on Center Street.

Identification of Representative to the City Council.

Commissioner Hill stated she would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, November 19, 2013.

Commissioners all welcomed Ms. Jones to the Commission and Mr. Staples as the Director of Planning for the City of Taft.

Orrin stated that Taft Camera Club is being held on Saturday, November 16, 2013. Jones stated that Trout Derby will also be held on November 16, 2013 at Buena Vista Lake.

XI. ADJOURNMENT

Motion: Moved by Thompson seconded by Leikam and approved unanimously, to adjourn the meeting at 8:02:46 PM


Alina Megerdom, Recording Secretary


Ron Orrin, Chair