



**Planning Commission Meeting
August 10, 2017 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Erich Brashears
Charles Krafka
Tracy Mendonsa

Planning Commissioners Absent

Krista Bernasconi
Justin Caporusso

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Matt Todd, Associate Engineer
Michelle Sheidenberger, Assistant City Attorney
Rob Baquera, Roseville Police Department
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Krafka led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Houdesheldt asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Houdesheldt asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF JULY 27, 2017

B. SVSP PCL WB-1A – HERITAGE SOLAIRE COMMUNITY AMENITY CENTER – 3091 PLEASANT GROVE BL. – FILE # PL17-0122

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Krafka, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

V. NEW BUSINESS

A. WRSP PCL F-81 – FIDDYMENT PLAZA – 4701 FIDDYMENT RD. – FILE # PL16-0335.

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Representative for the applicant, Kurt Wagenknecht, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

The following residents spoke in support of the project:

- Loren Cook

The following residents spoke in opposition of the project:

- Tom Schaefer, Michele Threlkel, Tiffany Stearns, Jennifer Beames

Public Comment:

- How were neighbors notified?
- Concerns about possible activity behind the building not being seen.
- What are the regulations concerning alcohol and tobacco being sold by a business close to children?
- If the project is approved, what recourse is available to residents that oppose the project?
- When will the applicant need to post notification at the site?
- There is an assumption that most of those travelling along Fiddymment are residents, which is not true.
- There are weekly traffic stops that occur at all hours on Fiddymment.
- There are concerns with children crossing Fiddymment.
- Not opposed to commercial use but not a fan of alcohol and tobacco being sold.
- Concerned with possible increase in crime and transients.
- Concerned with the environmental factors, such as vapors from gas.
- Concerned that future tenants at the project could be a smoke shop or cannabis shop.
- Project will cause a decrease in property values.
- Asked that the applicant be required to pay for the neighborhood to be gated.
- Is it possible to see who was notified?
- Concerns that a traffic analysis was not completed.
- When property owners purchased their homes, the proposed site was originally zoned residential not commercial.
- Requested that the applicant prohibit smoke shops, hookah lounges/smoking lounges, cash advance, bail bonds, pawn shops, tattoo shops, and body piercing shops in the proposed project.

Commission Discussion:

- Which Neighborhood Associations were notified? Concerns with lack of notification to neighbors.
- Will the area located behind the building that is fenced be accessible to the public?
- Of the 20 people in attendance at the neighborhood meeting hosted by the applicant how many spoke in opposition and support of the project? What type of feedback was received?
- Has the City considered abandoning or selling the public right of way easement?
- Have discussions occurred with Parks & Recreation staff regarding the public right of way easement?
- How far is the fence offset from the gas station?
- Roseville Police Department was questioned about safety in regards to the fenced area.
- Add a condition that no sign shall appear on the rear side of the building.

- Will the fence be removed and sidewalk be demolished if the County installs a sewer line?
- What is the traffic volume on Fiddymment and Angus?
- Is there a restricted right turn when exiting the proposed project?
- Are there site line issues with the proposed landscaping?
- What type of materials will be used for the fence?
- Will the mechanical units be located on the roof?
- Who will operate the gas station and convenience store?
- Explain the term “wayfinding”.
- Where will the fuel trucks refuel the pumps?
- How far is the park from the proposed project? Is there direct access from the park to the project?
- There is a process for becoming a gated community.
- Since it is a Design Review Permit before the Commission, their authority is limited to reviewing design issues only.

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to adopt the four (4) finds of fact for the Design Review Permit and approve the Design Review Permit with one hundred (100) conditions of approval with a revision to condition #9 to read as follows: There shall be no signs located on the east elevation of the commercial building and no lighted signs on the north or south side of the commercial building to reduce the potential impact to the adjacent residential area.

The motion passed with the following vote:

Ayes: Brashears, Krafka, McCaslin, Houdesheldt

Noes: Mendonsa

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Commissioner Reports

None

Staff Reports

- There will not be a Planning Commission Meeting on August 24, 2017.
- There will be a Planning Commission Meeting on September 14.
- The Design Committee will be reviewing the Dutch Brothers project at the August 17 meeting.
- Fiddymment Ranch DAA and the Cannabis Ordinance (first reading) that was recently heard by the Planning Commission has been approved by the City Council.
- The public hearing for the Villa Sport project appeal was held by the City Council last week. At the last minute, staff received a comment letter and requested that the City Council continue the item until staff had a chance to respond in writing. The matter will be on the City Council's August 16th Agenda.
- Staff met with RCONA to discuss ways to improve communication to neighborhood associations.

VII. ADJPOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Krafka, to adjourn to the meeting.

The motion passed unanimously at 8:31p.m.