

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, FEBRUARY 8, 2012**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of February 8, 2012, was called to order by Chair Olson at 7:00 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser, Kirsten and Chair Olson

Absent: Planning Commissioners – None

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Associate Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“May 11, 2011”

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Kisten, Cummins second, approved the Minutes of May 11, 2011 as written. (Commissioners Jones, Heinitz & Olson absent)

“September 14, 2011”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Heinitz second, approved the Minutes of September 14, 2011 as written. (Commissioners Jones, Kiser, & Olson absent)

“December 14, 2011”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Cummins second, approved the Minutes of December 14, 2011 as written. (Commissioners Heinitz, Jones, & Kirsten absent)

Chair Olson stated that item 3a at the request of the applicant will be postponed to a future meeting.

3. PUBLIC HEARINGS

a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request for a Use Permit to establish a wood processing, composting and recycling facility at 1045 East Lockeford Street. (Applicant: Eric Horton, on behalf of Green Man Materials: File Number: 11-U-20)

b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request for a Use Permit to allow a Type-48 On-Sale General ABC license at 117 North Sacramento Street. (Applicants: Rodney Paiste and John Russell. File Number: 11-U-21)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Commissioner Heinitz stated that he and Vice Chair Kirsten visited the site at the request of the applicants and believes that this will be a great venue and a big improvement to the area.

Vice Chair Kirsten disclosed that he met with the applicant prior to the public hearing.

Commissioner Kiser disclosed that he met with the applicants and also believes this will be a big improvement to the area.

Hearing Opened to the Public

- Jason Ojeda, project manager and representative for the applicants, came forward to answer questions.
- Vice Chair Kirsten asked if Mr. Ojeda or the applicants operate a similar business elsewhere. Mr. Ojeda stated that he operates one in Sacramento and Mr. Russell just opened one up last week.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Heinitz second, approved the request of the Planning Commission a Use Permit to allow a Type-48 On-Sale General ABC license at 117 North Sacramento Street subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser, Kirsten and Chair Olson
Noes: Commissioners – None

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Olson called for the public hearing to consider the request for a Use Permit to allow a Type 42 On-Sale Beer and Wine Alcoholic Beverage Control license at 100 North Cherokee Lane, Suite 5. (Applicant: Antonia Marquez de Perez. File Number: 12-U-01)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project.

Vice Chair Kirsten stated that he met with the applicant prior to the public hearing.

Hearing Opened to the Public

- Esteban Bermejo, representative and translator for the applicant, came forward to answer questions.
- Vice Chair Kirsten asked if the applicant has experience with this type of business. Mr. Bermejo stated that Ms. Marquez de Perez did own a business in Stockton, but due to the proximity to residential they had to shut down.
- Chris Gianulias, owner of the property, came forward to support the project. He would like to see the space rented to eliminate any further problems with break-ins and other issues that occur with vacant commercial property.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the request of the Planning Commission for a Use Permit to allow a Type 42 On-Sale Beer and Wine Alcoholic Beverage Control license at 100 North Cherokee Lane, Suite 5 subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Jones, Kiser, Kirsten and Chair Olson
Noes: Commissioners – None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

None

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that the State of California Housing and Community Development Department has issued its final certification letter to close the Housing Element. The Development Code update is in motion and a variety of product will be coming to the Planning Commission in the future for review and discussion.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Vice Chair Kirsten gave a brief report regarding the meetings that have taken place since the Commissions last meeting.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:23 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary