

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 8, 2010**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 8, 2010, was called to order by Chair Hennecke at 7:00 p.m.

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

Absent: Planning Commissioners – Heinitz and Kiser

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

Director Bartlam took a moment to welcome the new Planning Commissioner, Nick Jones.

2. MINUTES

“August 11, 2010”

The August 11, 2010 minutes will be brought back to the next meeting because a quorum of Commissioners are not available to vote at this time.

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 Hennecke called for the public hearing to consider the request of a variance to reduce the rear yard setback from 10 feet to 4 feet and increase lot coverage from 45 percent to 46 percent at 506 Gerard Drive.

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

Hearing Opened to the Public

- Micheal Dodero, applicant, came forward to answer questions.
- Sherry Pastor, neighbor, came forward to state that she did not have any issues with the structure so long as it did not effect her property. Director Bartlam stated that nothing will change with the size of the property. The application is only making the existing structure as it sits on the property legal.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Olson second, approved the request of the Planning Commission for a variance to reduce the rear yard setback from 10 feet to 4 feet and increase lot coverage from 45 percent to 46 percent at 506 Gerard Drive subject to the conditions in the attached resolution. The motion carried by the following vote:

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

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request of a variance to reduce the required five feet side yard setback to less than one foot at 544 East Oak Street.

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

Hearing Opened to the Public

- Dave Lewis, applicant, came forward to answer questions. Mr. Lewis added that the shed is the only place for him to store his belongings since the back house does not have a garage.

Public Portion of Hearing Closed

- Vice Chair Olson asked if the back house has the same problem with setbacks. Director Bartlam stated that the back house was constructed before the zoning code established setbacks, so there are not any issues with that structure.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Cummins second, approved the request of the Planning Commission for a variance to reduce the required five feet side yard setback to less than one foot at 544 East Oak Street subject to the condition in the attached resolution. The motion carried by the following vote:

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

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Hennecke called for the public hearing to consider the request for a Use Permit to allow wholesale distribution of alcoholic beverages at 960 South Guild Avenue.

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

Hearing Opened to the Public

- Javier Toscano, applicant, came forward to answer questions.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Jones second, approved the request of the Planning Commission for a Use Permit to allow wholesale distribution of alcoholic beverages at 960 South Guild Avenue subject to the conditions in the attached resolution. The motion carried by the following vote:

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

Continued

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there is a memo in the packet and staff is available to answer any questions.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that staff has received the comments back from the State on the Housing Element and is confident that the state will sign off the finished product.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Commissioner Kirsten gave a brief report regarding the activities of the Committee.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Vice Chair Olson welcomed Commissioner Jones.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:22 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary