

**EXETER PLANNING COMMISSION
THURSDAY, JULY 15, 2021**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, July 15, 2021, at 5:31 p.m.

A-2 Roll Call

Roll call showed present for the meeting Commissioners Whitmire, Riddle, Lopez, and Vice Chair Bonner, and Commissioner Stewart absent. City Planner Greg Collins was also present.

A-3 Introduction of the new Planning Commissioner, Vicki Riddle

Vice Chair Bonner welcomed new Planning Commissioner Vicki Riddle to the Planning Commission and Commissioner Riddle introduced herself.

A-4 Minutes of Meeting June 17, 2021

Commissioner Riddle submitted a correction for her attendance on Roll Call as present for June 17, 2021, meeting. Commissioner Whitmire moved and Commissioner Riddle seconded a motion to approve the amended minutes of June 17, 2021.

AYES: Whitmire; Riddle; Lopez; and Bonner

ABSENT: Stewart

A-4 Public Comment

Vice Chair Bonner opened the floor for the public comment portion of the meeting. Planning Secretary Shonna Oneal reported there were no electronic email public comments received. City Administrator Adam Ennis notified Vice Chair Bonner that he received comments from Commissioner Stewart on items and has been asked to submit his comments as each item as presented. There being no additional public comments this portion of the meeting was closed.

B-1 Election and Reorganization of Officers (Chair and Vice Chair) for Planning Commission

Vice Chair Bonner opened floor for nominations. Commissioner Whitmire nominated Vice Chair Bonner for Chair. City Administrator presented Commissioner Stewart's comments expressing his willingness to serve. With no further nomination, it was moved by Commissioner Whitmire, seconded by Commissioner Riddle, and carried 4-0 (Commissioner Stewart absent) to appoint Vice Chair Bonner as Chair.

AYES: Whitmire; Riddle; Lopez; and Bonner

ABSENT: Stewart

Commissioner Whitmire nominated Commissioner Stewart for Vice Chair. With no further nomination, it was moved by Commissioner Whitmire, seconded by Commissioner Bonner, and carried 4-0 (Commissioner Stewart absent) to appoint Commissioner Stewart as Vice Chair.

AYES: Whitmire; Bonner; Lopez; and Riddle

ABSENT: Stewart

B-2 Adopt Resolution 2021-03 initiating proceedings for the Smee Homes Reorganization, annexation of 9.85 acres to the City of Exeter and detachment from the County of Tulare; Adopt Resolution 2021-04 approving a Prezone of 9.85 acres located on the west side of North Filbert and north of Sequoia Drive; and Adopt Resolution 2021-05 approving Tentative Subdivision Map 2021-01, Smee Homes, on 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive in Exeter subject to the conditions as presented – City Planner Greg Collins

Resolution 2021-03 A resolution of the Planning Commission of the City of Exeter initiating proceedings for the Smee Homes reorganization, annexation of 9.85 Acres to the City of Exeter and detachment from the County of Tulare

Resolution 2021-04 A resolution of the Planning Commission of the City of Exeter approving a Prezone of 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive in the City of Exeter, Smee Homes

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Resolution 2021-05 A resolution of the Planning Commission of the City of Exeter approving Tentative Subdivision Map 2021-01, Smee Homes, on 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive

City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval. The Commissioners' raised questions regarding the item. Mr. Collins and City Administrator Adam Ennis provided responses thereto. Mr. Ennis presented Vice Chair Stewarts comments on the project. The Commissioners' responded further with questions and comments on proposed project and Mr. Collins and Mr. Ennis provided responses thereto. Chair Bonner opened public hearing at 6:00 p.m., receiving no public comment, Chair Bonner closed public hearing at 6:01 p.m.

Following discussion, it was moved by Chair Bonner, seconded by Commissioner Lopez, and carried 3-1 (Commissioner Whitmire voting no and Vice Chair Stewart absent) to adopt Resolution 2021-03. Following motion, the Commissioners' responded with further comments and questions on vote. Mr. Collins and Mr. Ennis provided responses thereto.

AYES: Bonner; Lopez; and Riddle
 NOES: Whitmire
 ABSENT: Stewart

Chair Bonner presented Resolution 2021-04. The Commissioners' expressed concerns on the development. Mr. Collins and Mr. Ennis provided responses thereto. Following discussion, it was moved by Chair Bonner, seconded by Commissioner Lopez, to adopt Resolution 2021-04 as presented. Prior to Commissioner's votes, the Commissioners' posed questions on the proposed project to applicant. Applicant Representative Ken Turner provided responses thereto. Following further discussion, Chair Bonner called for vote and failed 2-2 (Commissioner Riddle and Commissioner Whitmire voting no and Vice Chair Stewart absent). Chair Bonner asked if Vice Chair Stewarts' comments can be accepted. Mr. Ennis provided a response thereto. Mr. Ennis presented that the applicant had the option to appeal to Council.

AYES: Bonner; and Lopez
 NOES: Riddle; and Whitmire
 ABSENT: Stewart

Chair Bonner presented Resolution 2021-05. Commissioner Whitmire posed question on previous failed motion. Mr. Ennis and Mr. Collins provided responses thereto. Commissioner Riddle responded to discussion and asked for a recall on her vote. Mr. Collins provided responses thereto. Applicant Mr. Turner provided feedback on his previous comments on proceeding with project. Mr. Ennis provided comments on Applicant's decision to move forward with project. Commissioner Riddle asked for her vote on Resolution 2021-04 to be recalled. City Clerk Shonna Oneal and Mr. Collins responded thereto. Chair Bonner posed comments on prior resolution vote. Mrs. Oneal provided response thereto. Chair Bonner presented to move forward to next Resolution 2021-05. Chair Bonner requested motion to strictly approve Exhibit A for Resolution 2021-05.

Following discussion, it was moved by Chair Bonner, seconded by Commissioner Lopez, and carried 3-1 (Commissioner Whitmire voting no and Vice Chair Stewart absent) to adopt Resolution 2021-05.

AYES: Bonner; Lopez; and Riddle
 NOES: Whitmire
 ABSENT: Stewart

Mr. Ennis informed the Commissioners' that Mrs. Oneal is still reviewing, and item can be revisited when direction is received after proceeding with next agenda item.

Following B-2 item discussion, Mrs. Oneal presented direction on how to approach when an individual chooses to resend their vote. Chair Bonner asked if there was a motion to resend vote on Resolution 2021-04. It was moved by Commissioner Riddle, seconded by Chair Bonner, and carried 3-1 (Commissioner Whitmire voting no and Vice Chair Stewart absent) to resend Commissioner Riddles original vote for Resolution 2021-04.

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AYES: Riddle; Bonner; and Lopez
NOES: Whitmire
ABSENT: Stewart

Chair Bonner inquired if there was any further discussion on Resolution 2021-04. With no further discussion, it was moved by Chair Bonner, seconded by Lopez, and carried 3-1 (Commissioner Whitmire voting no and Vice Chair Stewart absent) to approve Resolution 2021-04.

AYES: Bonner; Lopez; and Riddle
NOES: Whitmire
ABSENT: Stewart

B-2 Adopt Resolution 2021-06 approving Site Plan Review 2021-02 permit for the construction and occupation of a 4,900 square foot metal building that will be used for auto body repair, and adjoining office, and a 640 square foot spray booth, located at 515 South G Street in Exeter subject to the conditions as presented – City Planner Greg Collins

Resolution 2021-06 A resolution of the Planning Commission of the City of Exeter approving Site Plan Review 2021-02, Cox 505 South G St

City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval. The Commissioners' provided feedback and posed questions for staff. Mr. Collins and City Administrator Adam Ennis provided responses thereto. Following discussion, the Commissioners' expressed additional concerns. Mr. Collins and Mr. Ennis provided responses thereto. Commissioner Riddle asked if it is possible to have a modified core sample taken. Mr. Collins provided responses thereto. The Commissioners provided additional feedback on proposed project.

Following further discussion, it was moved by Commissioner Whitmire, seconded by Lopez, and carried 4-0 (Commissioner Stewart absent) to adopt Resolution 2021-06.

AYES: Whitmire; Lopez; Riddle; and Bonner
ABSENT: Stewart

C- Director's Report-

City Planner Greg Collins provided an update on the Smoke Shop business. The Commissioners' raised concerns and posed questions. Mr. Collins provided responses thereto.

Mr. Collins and Mr. Ennis provided an update on City projects and developments.

Commissioner Riddle informed Staff and Commissioners of an event coming up in the future.

D-Adjournment- The Planning Commission meeting adjourned at 7:42 p.m.

Planning Commission Secretary, Eekhong Franco