

**CLOVIS PLANNING COMMISSION MINUTES**  
**September 23, 2021**

A modified meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hinkle in the Clovis Council Chamber.

Flag salute led by Commissioner Cunningham.

**Present:** Commissioners Bedsted, Cunningham, Hatcher, Chair Hinkle

**Absent:** Commissioner Antuna

**Staff:** Renee Mathis, Planning and Development Services Director  
Dave Merchen, City Planner  
Ricky Caperton, Senior Planner  
George Gonzalez, Senior Planner  
Lily Cha, Associate Planner  
Maria Spera, Planning Technician II  
Sean Smith, Supervising Civil Engineer  
David Wolfe, City Attorney

**MINUTES – 6:01**

**ITEM 1 – APPROVED.**

Motion by Commissioner Cunningham, seconded by Commissioner Hatcher, to approve the August 26, 2021, minutes. Motion carried 4-0-1 with Commissioner Antuna absent.

**COMMISSION SECRETARY – 6:01**

City Planner Dave Merchen informed that the Commission members had received a draft calendar for next year's Planning Commission meetings, requesting notification if any conflicts are found. He then informed that recent changes to the Planning Commission Agenda format were to more closely mirror the format of the City Council Agenda. Finally, he informed that Senior Planner Ricky Caperton is now Deputy City Planner and Planning Technician II Maria Spera will be leaving the City of Clovis.

**PLANNING COMMISSION MEMBERS COMMENTS – 6:03**

None.

**COMMUNICATIONS AND REFERRALS – 6:03**

None.

**PUBLIC COMMENTS – 6:03**

None.

**PUBLIC HEARINGS**

**ITEM 1A - 6:04 – APPROVED - RES. 21-26, R2021-007, A RESOLUTION APPROVING A REQUEST TO REZONE APPROXIMATELY 3.48 ACRES FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE DISTRICT TO THE R-1-MD (SINGLE-FAMILY RESIDENTIAL MEDIUM DENSITY) ZONE DISTRICT;**  
**ITEM 1B – APPROVED - RES. 21-27, TM6377, A REQUEST TO APPROVE A VESTING TENTATIVE**

TRACT MAP FOR AN 1-LOT SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 3.48 ACRES OF LAND.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-26**, a resolution approving rezoning approximately 3.48 acres from the R-1 (Single-Family Residential) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District. Motion carried 4-0-1 with Commissioner Antuna absent.

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 21-27**, a resolution approving a vesting tentative tract map for an 18-lot single-family subdivision on approximately 3.48 acres of land. Motion carried 4-0-1 with Commissioner Antuna absent.

ITEM 2 - 6:17 – APPROVED - **RES. 21-28**, , A RESOLUTION APPROVING A REQUEST TO AMEND THE CLOVIS DEVELOPMENT CODE, TITLE 9 TO THE CLOVIS MUNICIPAL CODE, RELATING TO HOUSING DEVELOPMENT PROJECT STANDARDS AND PROCEDURES, DENSITY BONUS PROVISIONS, ACCESSORY DWELLING UNITS, AND REVIEW PROCEDURES.

Motion by Commissioner Hatcher, seconded by Chair Hinkle, for the Planning Commission to approve **Resolution 21-28**, a resolution approving a request to amend the Clovis Development Code, Title 9 to the Clovis Municipal Code, relating to Housing Development Project Standards and Procedures, Density Bonus Provisions, Accessory Dwelling Units, and Review Procedures. Motion carried 3-1-1 with Commissioner Cunningham against and Commissioner Antuna absent.

ADJOURNMENT AT 6:48 P.M. UNTIL the Planning Commission meeting on October 28, 2021.

A handwritten signature in blue ink, appearing to read "Paul Hinkle", written over a horizontal line.

Paul Hinkle, Chair