

**CLOVIS PLANNING COMMISSION MINUTES**  
**October 28, 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 Antuna, Bedsted, Cunningham, Hatcher, Chair Hinkle

**Absent:** None

**Staff:** Dave Merchen, City Planner  
Ricky Caperton, Senior Planner  
Lily Cha, Associate Planner  
Joyce Roach, Planning Technician I  
Sean Smith, Supervising Civil Engineer (Participation through Webex)  
Wesley Carson, City Attorney

**MINUTES – 6:01**

**ITEM 1 – APPROVED.**

Motion by Commissioner Bedsted, seconded by Commissioner Hatcher, to approve the September 23, 2021, minutes. Motion carried by unanimous vote.

**COMMISSION SECRETARY – 6:01**

City Planner Dave Merchen informed regarding the tentative scheduling of joint City Council-Planning Commission meeting and key item of the agenda, requesting suggestions for items for consideration.

**PLANNING COMMISSION MEMBERS COMMENTS – 6:02**

Commissioner Cunningham commented on the grand opening of the new Raising Cane restaurant.

**PUBLIC COMMENTS – 6:03**

None.

**PUBLIC HEARINGS**

**ITEM 1 - 6:03 – CONTINUED - RES. 21-XX, PDP2021-003, A RESOLUTION APPROVING A REQUEST TO APPROVE A PLANNED DEVELOPMENT PERMIT TO ALLOW DEVIATIONS FROM THE R-1-MD (SINGLE-FAMILY RESIDENTIAL – MEDIUM DENSITY) ZONE DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS ASSOCIATED WITH PM2018-04 ON APPROXIMATELY 0.78 ACRES OF LAND LOCATED IN THE NORTHEAST AREA OF W. GETTYSBURG AND PEACH AVENUES. GARY MCDONALD HOMES/GLENEAGLES HOMES, APPLICANT/OWNER; HARBOUR & ASSOCIATES, REPRESENTATIVE.**

Motion by Commissioner Cunningham, seconded by Commissioner Hatcher, for the Planning Commission to continue the item to a date uncertain. Motion carried by unanimous vote.

ITEM 2A - 6:05 – APPROVED - **RES. 21-29, GPA2021-004**, A RESOLUTION APPROVING A REQUEST TO AMEND THE GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY 0.85 ACRE OF PROPERTY FROM THE GENERAL COMMERCIAL CLASSIFICATION TO THE PUBLIC/QUASI-PUBLIC FACILITIES CLASSIFICATION; ITEM 2B – APPROVED - **RES. 21-30, R2021-008**, A REQUEST TO APPROVE A REQUEST TO REZONE APPROXIMATELY 0.34 ACRE OF PROPERTY FROM THE C-2 (COMMUNITY COMMERCIAL) ZONE DISTRICT TO THE P-F (PUBLIC FACILITIES) ZONE DISTRICT; ITEM 2C – APPROVED - **RES. 21-31, SPR2021-008**, A REQUEST TO APPROVE THE SITE LAYOUT AND DESIGN FOR FIRE STATION 2.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-29**, a resolution approving an amendment to the General Plan to re-designate approximate 0.85 acre of property from the General Commercial classification to the Public/Quasi-Public Facilities classification. Motion carried by unanimous vote.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-30**, a resolution approving rezoning approximately 0.34 acre of property from the C-2 (Community Commercial) Zone District to the P-F (Public Facilities) Zone District. Motion carried by unanimous vote.

Motion by Commissioner Hatcher, seconded by Commissioner Antuna, for the Planning Commission to approve **Resolution 21-31**, a resolution approving the site layout and design for Fire Station 2. Motion carried by unanimous vote.

ITEM 3 - 6:27 – APPROVED - **RES. 21-32**, A RESOLUTION APPROVING A FINDING THAT CUP2020-004 IS NOT IN COMPLIANCE WITH CONDITIONS OF APPROVAL AND SHALL BE REVIEWED AGAIN ON JANUARY 27, 2022 (90 DAYS).

Motion by Commissioner Bedsted, seconded by Commissioner Cunningham, for the Planning Commission to approve **Resolution 21-32**, a resolution approving a finding that CUP2020-004 is not in compliance with all conditions of approval and shall be reviewed again on January 27, 2022 (90 days). Motion carried by unanimous vote.

ADJOURNMENT AT 7:12 P.M. UNTIL the Planning Commission meeting on November 18, 2021.



Paul Hinkle, Chair