

**CLOVIS PLANNING COMMISSION MINUTES**  
**March 25, 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: Renee Mathis, Planning and Development Services Director  
Dave Merchen, City Planner  
Ricky Caperton, Senior Planner  
George Gonzalez, Senior Planner  
Kelsey George, Assistant Planner  
Emily Lane, Assistant Planner  
Maria Spera, Planning Technician II  
Gene Abella, Civil Engineer  
Colleen Vidinoff, Engineer II  
Wesley Carlson, City Attorney

**MINUTES**

1. The Commission approved the February 25, 2021, minutes by a vote of 5-0.

**COMMISSION SECRETARY**

City Planner Dave Merchen introduced Assistant Planner Emily Lane.

**PLANNING COMMISSION MEMBERS COMMENTS**

None.

**COMMUNICATIONS AND REFERRALS**

Item of correspondence relating to Agenda Item X-2.

**BUSINESS FROM THE FLOOR**

None.

**CONSENT CALENDAR**

None.

**PUBLIC HEARINGS**

2. Consider Approval - **Res. 21-04, TM6348**, A request to approve a tentative tract map for a 10-lot single-family residential development no property located on the northeast corner of North Timmy and West Nees Avenues. Gary McDonald Homes, applicant; Buchanan Estates IV, LLC and O-Brien Development, LLC, owners; Harbour & Associates, representative.

Assistant Planner Kelsey George presented the staff report.

Commissioner Antuna inquired as to Condition #3 of the conditions of approval. Assistant Planner George provided an explanation.

Chair Hinkle sought and received confirmation that there would be sidewalk on the west side of Cindy Avenue.

Chair Hinkle inquired as to the fate of the existing trees at the site. Assistant Planner George provided information.

At this point, the Chair opened the floor to the applicant.

Gary McDonald provided information on the project.

At this point, the Chair opened the floor to those in favor.

City Planner Merchen entered a call in support from Rod Lakovich into the record.

At this point, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Bedsted remarked that this is an appropriate use for this property that will fit in nicely with the neighborhood and he is in favor.

Chair Hinkle remarked that the pandemic has led to more demand for larger lots across the country and this fits that demand. He is also glad that this project is moving forward as there are several governmental bills under consideration that would be disastrous for this neighborhood. Therefore, he is in favor of this project.

Commissioner Cunningham echoed his fellow commissioners' statements and expressed gratitude to Mr. McDonald for his involvement. He believes this project will be good for all.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Bedsted to approve TM6348. The motion was approved by a vote of 5-0.

3. Consider items associated with ±23 acres of land located at the northeast corner of Nees and Minnewawa Avenues. Jeremy Vanderlinden and Brad Bell, The Well Church, applicants/representatives; The Well Community Church, a California nonprofit religious corporation, owner.
  - a. Consider Approval, **Res. 21-05**, A request to approve an environmental finding of a Mitigated Negative Declaration for R2020-005, and CUP2020-006.
  - b. Consider Approval, **Res. 21-06, R2020-005**, A request to rezone ±23 acres from the R-A (Single-Family Residential Very Low Density) Zone District to the Clovis R-1-7500 (Single-Family Residential Low Density) Zone District.
  - c. Consider Approval, **Res. 21-07, CUP2020-006**, A request to approve a conditional use permit for a church use.

Senior Planner Ricky Caperton presented the staff report.

Commissioner Cunningham requested more information regarding a complaint or concern expressed by a neighbor about traffic turning left onto Minnewawa Avenue. Senior Planner Caperton provided information.

At this point, the Chair opened the floor to the applicant.

Brad Bell of 8887 N. Matus Avenue, Fresno, provided information on the project.

Commissioner Cunningham inquired as to service attendance numbers. Mr. Bell provided an estimate.

Commissioner Cunningham sought and received confirmation that a traffic study had not been performed for their Maple and Nees Avenues site, expressing his concern regarding traffic on Minnewawa Avenues. John Roland of Peters Engineering Group, 682 Pollasky Avenue provided information based on the traffic study for the site and the behavior of drivers.

Chair Hinkle inquired as to the accesses for trucks related to the use of the northern portion of the site. Mr. Roland provided information.

Chair Hinkle inquired as to any plans for property east of Clovis Avenue. Mr. Bell responded that there is neither planning nor funding for that property.

Chair Hinkle inquired as to the purpose of dirt being piled up in the northeast corner of the property. Mr. Bell provided information.

Chair Hinkle inquired as to whether there would be vehicle charging stations in the parking lot. The project architect responded to the question off mike, indicating that the site would be wired for charging stations, but charging stations were not planned to be installed.

Chair Hinkle then addressed the hours of operation with the applicant team and staff.

At this point, the Chair opened the floor to those in favor.

Bill Smittcamp of 1564 N. Middleburg Lane spoke in favor of the project.

At this point, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve an environmental finding of a Mitigated Negative Declaration for R2020-005 and CUP2020-006. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve R2020-005. The motion was approved by a vote of 5-0.

At this point, a motion was made by Commissioner Hatcher and seconded by Commissioner Bedsted to approve CUP2020-006 with modification to the hours of operation for outdoor activities. The motion was approved by a vote of 5-0.

OLD BUSINESS

None.

NEW BUSINESS

Senior Planner Caperton withdrew a request to cancel the April Planning Commission meeting, as new projects came in recently that were able to be scheduled for that meeting.

ADJOURNMENT AT 6:46 P.M. UNTIL the Planning Commission meeting on April 15, 2021.



Paul Hinkle, Chair