

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION REGULAR MEETING

July 18, 2018

CALL TO ORDER

Vice-Chairman Lamoreaux called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:00 p.m.

Roll Call

Present: Commissioners Bruce Kallen; Mark Shoup; Vice-Chairman Jason Lamoreaux

Absent: Commissioner Doug Qualls; Chairman B.R. "Bob" Tinsley

Staff Present

Carol Miller, Assistant Director of Community Development, Pam Cupp, Associate Planner, Thomas Rice, Town Attorney, Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Kallen.

APPROVAL OF MINUTES

1. **Approval of Minutes**

1. Minutes for the Regular Meeting of May 16, 2018.

Commissioner Shoup requested that the following comments be added to Page 1-4 of the Minutes for the Regular Meeting of May 16, 2018:

Commissioner Shoup asked Mr. Schulenberg whether or not the school had a position on the cell tower.

Mr. Schulenberg responded, "The School District is taking no position on this agenda item."

MOTION

Motion by Commissioner Shoup, seconded by Commissioner Kallen, to approve the minutes for the Regular Meeting of May 16, 2018, as amended.

Vote: Motion carried 3-0-2-0

Yes: Commissioners Kallen; Shoup; Vice-Chairman Lamoreaux

Absent: Commissioner Qualls; Chairman Tinsley.

Abstain: None.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 2. Conditional Use Permit No. 2018-005.** A request for approval of a Conditional Use Permit to allow the construction and operation of a thirty-five (35)-foot tall, 480 square-foot, double sided billboard. The project site is 2.75 acres in size and is located within the Regional Commercial (C-R) zoning designation.

Applicant: Lamar Outdoor Advertising

Vice-Chairman Lamoreaux opened the public hearing at 6:06 p.m.

Pam Cupp, Associate Planner, presented the staff report as filed with the Planning Division. She noted that the billboard is approximately 500-feet from an existing private airstrip; therefore, staff is requiring the applicant to complete the FAA Form (Notice of Proposed Construction or Alteration), to comply with any conditions set forth in the permit. She also noted that the applicant initially called for solar panels to be above the sign face, however, staff conditioned that solar panels be below the sign face. With that, the applicant is now proposing to place the solar panels adjacent to the sign walkway.

Ms. Cupp provided the Commissioners with a photograph example of the billboard. She also answered questions by the Commissioners regarding the design of the billboard as well as the proposed location. She noted there is no digital aspect to the sign.

Commissioner Shoup expressed concern regarding sign blight along the 15 Freeway and questioned why billboards are permitted in the code. He stated that in this case, he supports the project because of the size of the proposed billboard.

Commissioner Kallen stated that although he is in agreement with the concerns expressed by Commissioner Shoup, he supports the location of the proposed billboard and therefore, supports the project.

Vice-Chairman Lamoreaux asked the Applicant if she agreed with all Conditions of Approval.

Ms. Laughlin stated she was in agreement with all Conditions of Approval.

There being no one wishing to speak, Vice-Chairman Lamoreaux closed the public hearing at 6:26 p.m.

MOTION

Motion by Commissioner Shoup, and seconded by Commissioner Kallen that the Planning Commission move to:

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section No. 15303, Class 3, the proposed request is Exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approval Conditional Use Permit No. 2018-005, subject to the attached Conditions of Approval.
4. Direct staff to file the Notice of Exemption.

Vote: Motion carried 3-0-2-0

Yes: Commissioners Kallen; Shoup; Vice-Chairman Lamoreaux.

Absent: Commissioner Qualls; Chairman Tinsley.

Abstain: None.

Vice-Chairman Lamoreaux announced that he had a potential conflict of interest on Agenda Items 3 and 4. Therefore, he recused himself from voting on these items.

VICE-CHAIRMAN LAMOREAUX EXCUSED HIMSELF FROM THE DAIS AT 6:27 P.M.

Thomas Rice, Town Attorney, explained the procedure for the two remaining Planning Commissioners in the absence of a quorum. He recommended that Agenda Items 3 and 4 be continued to the next regular Planning Commission meeting on August 1, 2018.

Mr. Rice also answered questions by the Commission regarding whether or not there is a need to re-notice the meeting. He explained that the individuals that were noticed about the meeting today would need to be present or listen to the meeting online in order to be informed that the items are being continued. He also noted that continuation of the items would also be in the minutes, as well as the next agenda; therefore, the noticing requirements are being met according to the Brown Act.

It was the consensus of the Planning Commission to continue Agenda Items 3 and 4 to the next regular Planning Commission meeting on August 1, 2018.

3. **Conditional Use Permit No. 2018-004 and Deviation Permit No. 2018-007.** A request for approval of a Conditional Use Permit to construct a seventy-five (75)-foot tall wireless telecommunication tower designed as a pine tree. The tower and separate 270 square foot equipment enclosure will be located within the golf course maintenance yard. The project includes a request for approval of a Deviation Permit to allow an encroachment of approximately fifty (50) feet into the required 500-foot separation requirement between the tower and residential uses and relief from the landscape buffer requirement.

Applicant: Apple Valley Municipal Golf Course, 15200 Rancherias Road; APN 3112-101-36.

MOTION

Motion by Commissioner Shoup, and seconded by Commissioner Kallen, to continue this item to the next Planning Commission Meeting on August 1, 2018.

Vote: Motion carried 2-0-2-1

Yes: Commissioners Kallen; Shoup

Absent: Commissioner Qualls; Chairman Tinsley.

Abstain: Vice-Chairman Lamoreaux

4. **Conditional Use Permit No. 2018-007 and Deviation Permit No. 2018-006.** A request for approval of a Conditional Use Permit to install a seventy-five (75)-foot tall wireless telecommunications tower designed as a faux water tank. The tower has been designed to accommodate a second carrier. The tower has been designed to accommodate a second carrier. The tower will be situated within the southeasterly corner of the park within a 784 square-foot lease area that accommodates the tower and equipment enclosure. The Deviation is a request for a reduced separation distance from residential zoned property to the south and west.

Applicant: Spectrum Services for Verizon Wireless

MOTION

Motion by Commissioner Shoup, and seconded by Commissioner Kallen, to continue this item to the next Planning Commission Meeting on August 1, 2018.

Vote: Motion carried 2-0-2-1

Yes: Commissioners Kallen; Shoup

Absent: Commissioner Qualls; Chairman Tinsley.

Abstain: Vice-Chairman Lamoreaux

VICE-CHAIRMAN LAMOREAUX RETURNED TO THE DAIS AT 6:46 P.M.

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS

Commissioner Kallen informed the Planning Commission that he may be absent at the August 15, 2018 Planning Commission meeting.

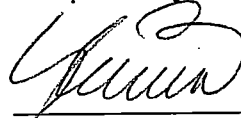
STAFF COMMENTS

Carol Miller, Assistant Director of Community Development, informed the Commission that the Town Council upheld the Planning Commission's approval of the cell tower at Mendell Park.

ADJOURNMENT

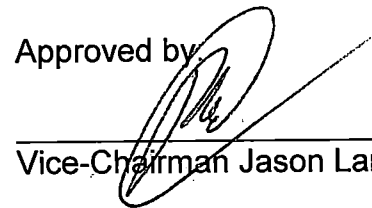
Motion by Commissioner Kallen, seconded by Commissioner Shoup, and unanimously carried, to adjourn the meeting of the Planning Commission at 6:47 p.m. to its next regularly scheduled meeting on August 1, 2018.

Respectfully Submitted by:



Yvonne Rivera
Planning Secretary

Approved by



Vice-Chairman Jason Lamoreaux