

CITY OF FREMONT
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

Tuesday, June 23, 2009
Fremont City Hall

Call to Order: A regular meeting of the City of Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, June 23, 2009. The meeting was called to order at 4:00 PM.

Present: Chair Don Henry and Commissioners Jack Butterick, Dennis Caplis, Jane Drake, Marcia Eib, Jim Krouse, Peg May, Jim Sloan and Lon Vredevel

City Officials Present: Michele Ribant, Fremont Zoning Administrator
Bryan Gruesbeck, Fremont City Manager
James M. Rynberg, Fremont Mayor

Approval of the Meeting Agenda

A motion was made Dennis Caplis, seconded by Peg May and carried to approve the agenda as presented for the June 23, 2009 meeting.

Approval of the Fremont Planning Commission Minutes

A motion was made Lon Vredevel, seconded by Jane Drake and carried to approve the minutes from the May 26, 2009 Regular Planning Commission meeting.

Public Comment

There was no public comment.

Site Plan Review – Addition to 327 Apache Drive (Dr. Taggart’s Office)

Dr. Taggart, the applicant, explained that a car plowed into the west side of his office building located at 327 Apache Drive; therefore, he said it is a good time to add on and build another treatment room. It was proposed that he would build a 176 sq. ft. room onto an existing 2,926 sq. ft. office building. Since the subject property is located in the Mixed-Use District, the applicant requested a deviation from the height requirement from the required two stories to a one story. Michele Ribant pointed out that after both additions (proposed west side addition and approved east side addition) are complete, the total number of parking spaces will be 29 – not 30 – with two of them being handicap parking spaces.

A motion was made by Jane Drake, seconded by Jack Butterick and carried to approve the request for a height deviation for the 176 sq. ft. addition from the required two stories to a one story building, located at 327 Apache Drive.

A motion was made by Jane Drake, seconded by Lon Vredevel and carried to approve the site plan for a 176 sq. ft. addition onto the existing 2,926 sq. ft. office building located at 327 Apache Drive in the Mixed Use District.

Nestle/Gerber Child Development Center – Concept Plan

Linda Moore, Associate Director at Nestle Nutrition, presented a concept plan for the proposed Nestle/Gerber Child Development Center. It was explained that the proposal is to retrofit the existing one story brick building in the Nestle/Gerber complex that was once used as a Gerber Visitor Center and later as a Workout Facility and is now being proposed as a Nestle/Gerber Child Development Center. She explained that a good portion of the Nestle/Gerber workforce are women and that studies show that providing day care for employees' children will help attract and keep talent. Linda Moore indicated that Nestle/Gerber is outsourcing the Day Care Center management to Bright Horizons, a well respected day care company.

Michele Ribant indicated that the subject property is located in the Industrial District, and a Day Care Center is not a Use permitted in that District under the Fremont City Code; therefore, amendments to the Code will be necessary if this concept plan is to become a reality. She indicated that after an initial review of the proposed site plan, there were no major issues. She indicated that consideration will have to be given to the parking area to make sure it is appropriately designed for drop offs. The Commission was receptive to the Day Care Center for the Nestle/Gerber Company.

Site Plan Review – Fremont Metal and Paper Supply Inc. (109 W. Elm Street and 127 W. Elm Street)

Michele Ribant reviewed the staff report with the Commission. She indicated that the site plan review for Fremont Metal and Paper Supply Inc. was performed under the former zoning ordinance since the applicant applied in August 2007 before Fremont's new zoning code was adopted in October 2007. It was reported that the applicant was proposing to construct a new 8,000 sq. ft. building that will house a baler and that will serve as a supply storage space. The new building is an expansion of the existing business located at 127 W. Elm Street, the Fremont Metal and Paper Supply Inc. The owner plans to demolish the other buildings on the subject property and also build a 1,600 sq. ft. storage building to the north on the subject property.

After some discussion, a motion was made by Jack Butterick, seconded by Dennis Caplis and carried to approve the Plan Set for the Fremont Metal & Paper Supply Company that includes the following:

- Demolition Plan (D 1.0)
- Site Topographic Survey (C1.0)
- Site Layout Plan (C2.0)
- Grading Plan (C3.0)
- Landscaping Plan (C4.0)

all dated May 21, 2009 and to require that the work commence by January 1, 2011 for the subject properties located at 109 W. Elm Street and 127 W. Elm Street with the following conditions:

- That the City receives a signed copy of the Operations Standards Agreement
- That the Zoning Data listed on the site plan that specifies that the trees will be spaced at 30 foot intervals be amended to indicate that they will be spaced at 40 feet intervals as detailed on the plan.
- That the decorative concrete wall that is to extend around the scrap iron pile on the west end of the subject property and the tubular steel gate with privacy panels that is to be placed on the west end of the subject site as selected by the applicant receive final approval by the Planning Commission and that the plans be changed to reflect that the wall and gate will be six (6) feet high. The Planning Commission acknowledges that the crane in the scrap iron section will continue to extend far above any screening that would be provided, but they gave the applicant the following guidelines with regard to screening:
 - The Planning Commission wants all screening to be durable, functional and aesthetically pleasing.
 - The Planning Commission wants the screening for the scrap iron yard to match or at least be aesthetically compatible with the screening on Elm Street.
 - The Planning Commission wants the screening to be six (6) feet high around the scrap iron metal pile and that some kind of decorative material (decorative concrete) be used.
 - The Planning Commission wants to make sure that the gate the owner installs on the west end of the iron scrap metal pile be sturdy and visually pleasing.
- That a stormwater management plan approved by the County be provided to the City of Fremont
- That a stormwater discharge permit be provided to the City of Fremont

Discussion on Signage in Fremont

The Commission reviewed the proposed language that was drafted to address portable signs and special event signs (for use by churches, etc.). The Commission liked the language as presented with the following addition with regard to Special Event Signs:

“There may be signs for no more than four (4) special events on the same property within a calendar year. A recurring event (e.g., blood drive) is considered one special event. No permit may be issued for a special event sign less than fourteen (14) days after the expiration of the most recent permit issued for the same property.”

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Commissioners' Update

Commissioners requested that full size plans be provided to them in their agenda packets.

Staff Update

Michele Ribant reported that she has had a number of requests from Fremont residents who want to build a shed and that the requests are for sheds that are 12' x 12' or 10' x 12'. She indicated that the current Code allows a second accessory building to be less than 100 sq. ft. The Commission indicated that a Code amendment to allow a 144 sq. ft. secondary accessory building throughout the various Districts should be put through with the rest of the proposed amendments to the Code.

Next Meeting

July 28, 2009
Fremont City Hall
Council Chambers
4:00 PM

Adjournment

There being no further business of the Planning Commission, a motion was made, seconded and carried to adjourn the meeting at 5:15 PM.