

City Council Chambers
29844 Haun Road
Menifee, CA 92586



City of Menifee
Planning Commission
Regular Meeting Minutes

Wednesday, July 13, 2022
6:00 PM Regular Meeting

Cheryl Kitzerow, Director
Stephanie Roseen, Clerk

David White, Chair
Jeff LaDue, Vice-Chair
Ben Diederich, Commissioner
Randy Madrid, Commissioner
Chris Thomas, Commissioner

MINUTES

REGULAR MEETING (6:00PM)

1. CALL TO ORDER

Chair White called the meeting to order at 6:03 PM.

2. ROLL CALL

Present: Benjamin Diederich, Randy Madrid, Chris Thomas, David White

Absent: Jeff LaDue

3. PLEDGE OF ALLEGIANCE

Commissioner Diederich led the flag salute.

4. PRESENTATIONS - NONE

5. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved unanimously (4-0-1, Vice Chair LaDue absent) with no modifications.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS)

None.

7. APPROVAL OF MINUTES

7.1 June 22, 2022 Minutes

The minutes were approved unanimously (4-0-1, Vice Chair LaDue absent) with no modifications.

8. CONSENT CALENDAR - NONE

9. PUBLIC HEARING ITEMS

- 9.1 PLN 22-071 - First Amendment to Commerce Pointe Development Agreement (DA No. 2012-116)

ACTION:

1. Continued the public hearing to the July 27, 2022 Planning Commission meeting.

MOVER: Chris Thomas

SECONDER: Benjamin Diederich

AYES: Diederich, Madrid, Thomas, White

NAYS: None

ABSENT: LaDue

- 9.2 Ethanac Square - Major Modification No. PLN21-0104 and Master Sign Program No. PLN19-0036

Community Development Director Cheryl Kitzerow introduced the item and Senior Planner Russell Brown. Mr. Brown provided a presentation and reported on the project location; general plan and zoning; approved project; proposed project; access/circulation; parking; landscaping; proposed architecture; master sign program; environmental review, and staff recommendation.

Commissioner Thomas inquired about the proposed traffic circulation.

Chair White opened the public hearing at 6:20 PM.

Acting Deputy City Clerk Rachel Valencia stated the public hearing was legally noticed and there were no public comments or correspondence received.

Commissioner Diederich stated his concerns that were addressed by staff and stated he was in favor of the item.

The applicant stated they agreed to the conditions of approval.

Chair White closed the public hearing 6:21 PM.

ACTION:

1. Adopted Resolution No. PC22-565, approving Major Modification No. PLN21-0104 and Master Sign Program No. PLN19-0036, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

MOVER: Benjamin Diederich

SECONDER: Randy Madrid

AYES: Diederich, Madrid, Thomas, White

NAYS: None

ABSENT: LaDue

9.3 Title 9 Amendment to the Meniffee Municipal Code

Community Development Director Cheryl Kitzerow introduced the item and Senior Planner Doug Darnell. Mr. Darnell provided a presentation and reported on background; summary of modifications; environmental determination; and staff recommendation.

Commissioner Diederich asked for confirmation that the amendment to warehouse parking wouldn't cause any parking issues.

Chair White opened the public hearing at 6:33 PM.

Acting Deputy City Clerk Rachel Valencia stated the public hearing was legally noticed and there were no public comments or correspondence received.

Chair White closed the public hearing at 6:33 PM.

ACTION:

1. Adopted Resolution No. PC22-566 recommending the City Council determine Development Code Amendment No. LR22-0140 is exempt from the Environmental Review pursuant to Section 15061(b)(3) "Common Sense Exemption" of the California Environmental Quality Act (CEQA) Guidelines and adopt an ordinance approving the amendment of Meniffee Municipal Code Title 9 (Development Code Amendment No. LR22-0140) to approve the clean-up to several chapters of the Development Code that consist of minor technical corrections, clarifying language, amendments for General Plan consistency, and changes to parking requirements for Industrial and Warehouse/Distribution Facility uses.

MOVER: Randy Madrid

SECONDER: Benjamin Diederich

AYES: Diederich, Madrid, Thomas, White

NAYS: None

ABSENT: LaDue

10. DISCUSSION ITEMS - NONE

11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Community Development Director Cheryl Kitzerow reported on the new food eateries coming to the City.

12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES

None.

13. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS

As a follow up to the proposed code amendment, Commissioner Thomas requested a future agenda item to discuss future updates to the zoning code regulations related to kennels, setbacks for metal shipping containers on rural lots, and outdoor retail display provisions for big box retail uses.

14. ADJOURN

Chair White adjourned the meeting at 6:44 PM.

Stephanie Roseen, CMC
Acting City Clerk