Jerry Luna, Chairperson
Raul Casa, Vice Chair
Marisa Llamas, Commissioner
Freddy Espinoza, Commissioner
Armando Hinojosa, Commissioner

Farmersville Planning Commissioner
Regular Meeting

Wednesday, August 18, 2021 6:00 PM
Meeting held in Civic Center Council Chambers – 909 W. Visalia Road Farmersville, California

Pursuant to Governor Newsom's Executive Order N-25-20, the City of Farmersville will be allowing the public, staff, and City Council to attend this meeting via Zoom Meeting.
Please dial 1-669-900-6833
Meeting ID:
Password:

1. Call to Order:

2. Roll Call:

3. Pledge of Allegiance:

4. Public Comment:

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. Approval of Minutes

A. Minutes of Regular Planning Commission Meeting on July 21, 2021

Recommend approval of minutes.

Documents: Draft Action Minutes of July 21, 2021

6. General Business:

A. One-Year Time Extension for Conditional Use Permit 2019-05 (Lowry). *A request to grant a one-year time extension for Conditional Use Permit 2019-05. Resolution 2021-04.*

B. Downtown Specific Plan workshop. *Continuing workshop on the Downtown Specific Plan and Comprehensive Zoning Ordinance update*

7. Commissioner Comments:

8. City Planner Comments

9. Adjournment:

Next Planning Commission Meeting: September 15, 2021

Next Council Meetings: August 23, September 13, 27, 2021

Next Resolution No.: 2021-05

NOTICE TO PUBLIC

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Public Notification- Agenda posted 72 hours prior to meeting date

Strong Roots.....Growing Possibilities

Jerry Luna, Chairperson
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Pursuant to Governor Newsom's Executive Order N-25-20, the City of Farmersville will be allowing the public, staff, and City Council to attend this meeting via teleconference Please dial 1-559-827-4929

1. **Call to Order:** *6:00 pm*

2. **Roll Call:** *Luna, Casa, Espinoza, Hinojosa, Llamas (absent)*

3. **Pledge of Allegiance:** *Chairperson Luna*

4. **Public Comment:** *none*

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. **Approval of Minutes**

A. Minutes of Regular Planning Commission Meeting on May 19, 2021

Documents: Draft Action Minutes of May 19, 2021

Recommend approval of minutes.

Motion to Approve item

Results- Approve
Mover- Commissioner Casa
Seconder- Commissioner Espinoza
Ayes- Luna, Casa, Espinoza, Hinojosa
Noes-0
Abstain-0
Absent- Llamas

6. General Business:

B. Zoning Ordinance Update and Downtown Specific Plan workshop.

City Planner Karl Schoettler gave presentation and answered questions.

7. Commissioner Comments:

None given

8. City Planner Comments

None given

9. Adjournment:

Chairperson Luna adjorned meeting at 6:58pm

Next Planning Commission Meeting: August 18, 2021

Next Council Meeting: July 26, August 9, 23, 2021

Respectfully Submitted,

Rochelle Giovan

City Clerk

Strong Roots.....Growing Possibilities

AGENDA ITEM 6A

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: August 18, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Extension of Time for Conditional Use Permit 2019-05 (Platinum Connection/Barry Lowry)

Summary/Recommendation

The applicant is requesting a one-year extension of time for a Conditional Use Permit that was granted by the City for construction of a commercial complex that will include a retail cannabis business (along with future retail commercial businesses and future cannabis cultivation warehouses) at 685 W. Noble Avenue. This is the second time extension requested by this applicant.

It is recommended that the Planning Commission vote to approve the request by adopting Resolution 2021-04, approving a one year extension for the Conditional Use Permit for development of the site and the cannabis dispensary.

Analysis

In July of 2019 the Planning Commission approved a Conditional Use Permit to construct a business complex that would include cannabis businesses, at 685 W. Noble Avenue, on the south side of Noble, west of Farmersville Boulevard. Since then the applicant has submitted plans to obtain a building permit but are requesting more time to respond to corrections and comments by the City. The applicant has submitted a letter explaining the reasons for their request (see Attachment "A"). Part of the holdup for the applicant has been the pandemic, which has slowed the economy.

There are no circumstances that would cause staff to recommend the extension request be denied, such as a lack of water supplies, or discovery of dangerous conditions on the site, for example. The applicant is working diligently towards obtaining their building permit. Further, the existing structure at the site has been demolished and the site cleared to make way for the proposed development.

Therefore, it is recommended the Planning Commission approve the extension request by adopting Resolution 2021-##. The extension would be set following the date the zoning of the site became effective – September 12, 2022.

ATTACHMENTS

- Letter of request
- Staff Report from June 19, 2019
- Resolution 2021-04

Attachment 1: Request Letter from Platinum Connection

platinum
CONNECTION

JUL 19 '21 PM 4:07

Platinum Connection is requesting a CUP extension at 685 Noble Ave Farmersville

With Covid19 behind us things are starting to move forward. Mr. Lowery, our landowner is towards the end of the building permit phase with the county. Mr. Lowrey has his construction team ready to break ground once he is issued the building permit for 685 Noble Ave.

Mr. Lowery and Platinum Connection's commitment to seeing this project through has never wavered. With that being said, we should be open by the end of the year or early 2022. Thank you for working with us to get this huge project completed. We are doing everything in our power to push the process along and will continue to do so until the project is completed.

If the planning commission or City Council has any ideas on how we can speed up this process, we would love to hear them.

Thank your for hearing our request and we are excited to bring several new businesses to Farmersville.
I have enclosed $750 cash as payment for CUP extension.

Best Regards,
Charles Woody
Platinum Connection

6/19/21

Attachment 2: Original Staff Report to the Planning Commission

Date: June 19, 2019
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: General Plan Amendment/Zone Change 2019-03 and Conditional Use Permit 2019-05 and adoption of a Negative Declaration (Platinum Connection/Barry Lowry)

Summary/Recommendation

The applicant is requesting approval of a General Plan Amendment, zone change and a Conditional Use Permit to construct a multi-phase commercial/industrial site that features a retail cannabis business, future retail commercial businesses and future cannabis cultivation warehouses, at 685 W. Noble Avenue. It is recommended that the Planning Commission conduct a public hearing and vote to approve the request by adopting:

- Resolution 2019-15, adopting a Negative Declaration as the environmental finding for the project.
- Resolution 2019-16, recommending approval to the City Council of the General Plan Amendment and zone change.
- Resolution 2019-17, approving the Conditional Use Permit for development of the site and the cannabis dispensary.

Analysis

The project is a proposal to amend land use and zoning designations and apply for a Conditional Use Permit to construct a business complex that would include cannabis businesses, at 685 W. Noble Avenue, on the south side of Noble, west of Farmersville Boulevard (see Map 1 (location) and Map 2 (aerial photo).

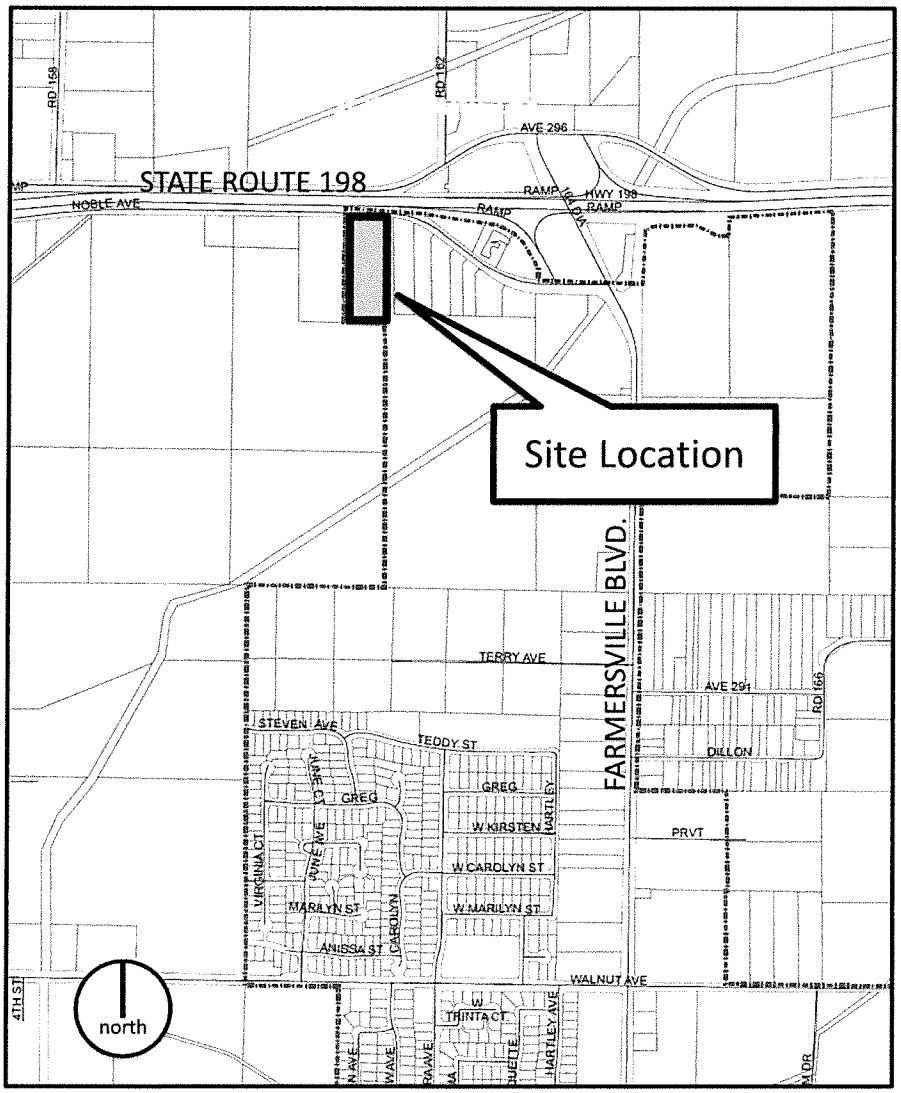
The site is currently zoned CS (Service Commercial) and the applicant is requesting the zoning be changed to the "IL" (Light Industrial) zone. The City Council has previously amended the Zoning Ordinance to allow cannabis dispensaries only in the IL zone. The City Council has also voiced their desire that the IL zone only be applied to parcels on the south side of Noble, west of Farmersville Boulevard.

In addition to the zone change, the applicant is requesting the General Plan land use designation be changed to the "Light Industrial" designation. This category is consistent with the IL zone.

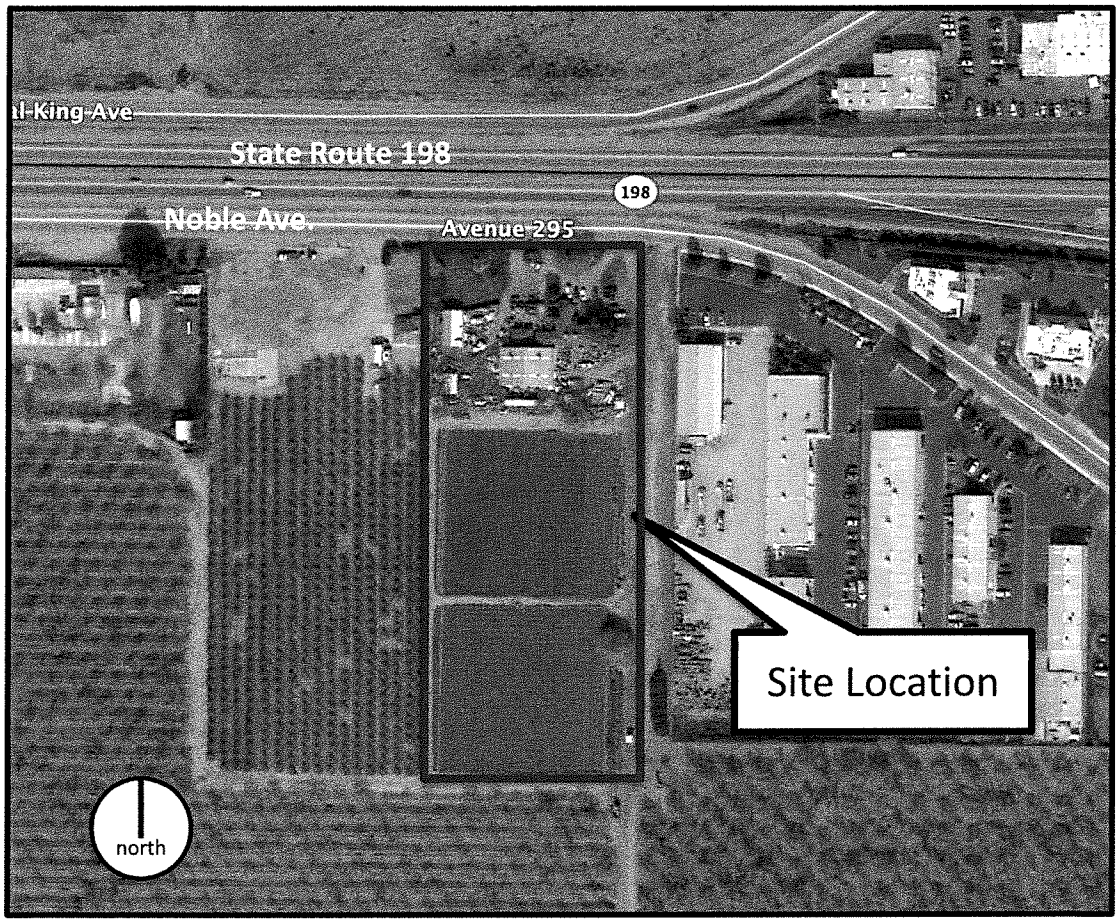
Distance from Sensitive Uses

Farmersville's cannabis regulations require cannabis businesses to be at least 1,000 feet from "sensitive uses" which include schosols, parks, day cares, youth centers or school bus stops, and 300 feet from churches. There is a church (the Lao Visalia Buddhist Temple about 305 feet west of the site The nearest school to the site is Farmersville High School, approximately 5,460 feet to the southeast. Liberty Park is the nearest public park, located about 2,600 feet directly south of the site.

Map 1: Location Map



Map 2: Aerial Photo



The primary part of the project application is the request for a Conditional Use Permit, which would establish the business complex and the cannabis dispensary.

Site Plan

The project site currently contains a house that has been converted into a commercial facility for an air conditioning business. The remainder (south) end of the site is planted with field crops. These improvements would be removed to make way for the project.

The site will be developed in four phases (see Exhbit 1). The first phase would include construction of a 6,250 square foot building in the northeast corner of the site, with 3,450 square

feet of that building for a retail cannabis dispensary. The remainder of the building would be designed for other retail commercial uses.

The first phase would also include a parking lot containing 63 parking spaces, landscaping, driveway, light fixtures, a trash enclosure, street improvements and utility connections. A storm drain basin would also be installed on the south end of the property.

Phase Two would include a speculative commercial building with a drive-thru on the west side of the site.

Phase Three would be situated to the rear of the site and would include two 9,000 square foot warehouse buildings that would be used for cannabis cultivation (raising of cannabis plants).

Phase Four would also be situated to the rear of the site and also feature two 10,800 square foot warehouse buildings used for cannabis cultivation. The project will be required to amend their Conditional Use Permit to commence cultivation activities.

Additional improvements in the final phases would include parking, landscaping, light fixtures, trash enclosures and expansion of the storm drain basin.

The project will be required to connect to city water and sewer lines, that must be extended west under Noble Avenue to reach the site. Public Works and Engineering staff report there is adequate capacity in these lines to serve the project. There are no City storm drain facilities in this area. Accordingly, the project will be required to install an on-site storm drainage basin, to be located on the rear of the property.

The project proposes a single driveway onto the site from Noble Avenue. This driveway will lead through the center of the site and terminate at the south end of the parcel. There was some concern expressed by the City Engineer that the site should have two driveways to better disperse traffic and for fire safety, however the Fire Department has indicated they do not require two driveways.

Cannabis Dispensary

As mentioned above, the cannabis dispensary would occupy the building constructed in Phase One. The proposed floor plan of the dispensary is shown in Exhibit 2. The design includes a receptionist area, sales floor, breakroom, secured storage area and a vault within the secured storage area. As required by the City's cannabis ordinance, exterior windows would be covered with opaque film to prevent views from outside the building.

Exhibit 1: Proposed Site Plan

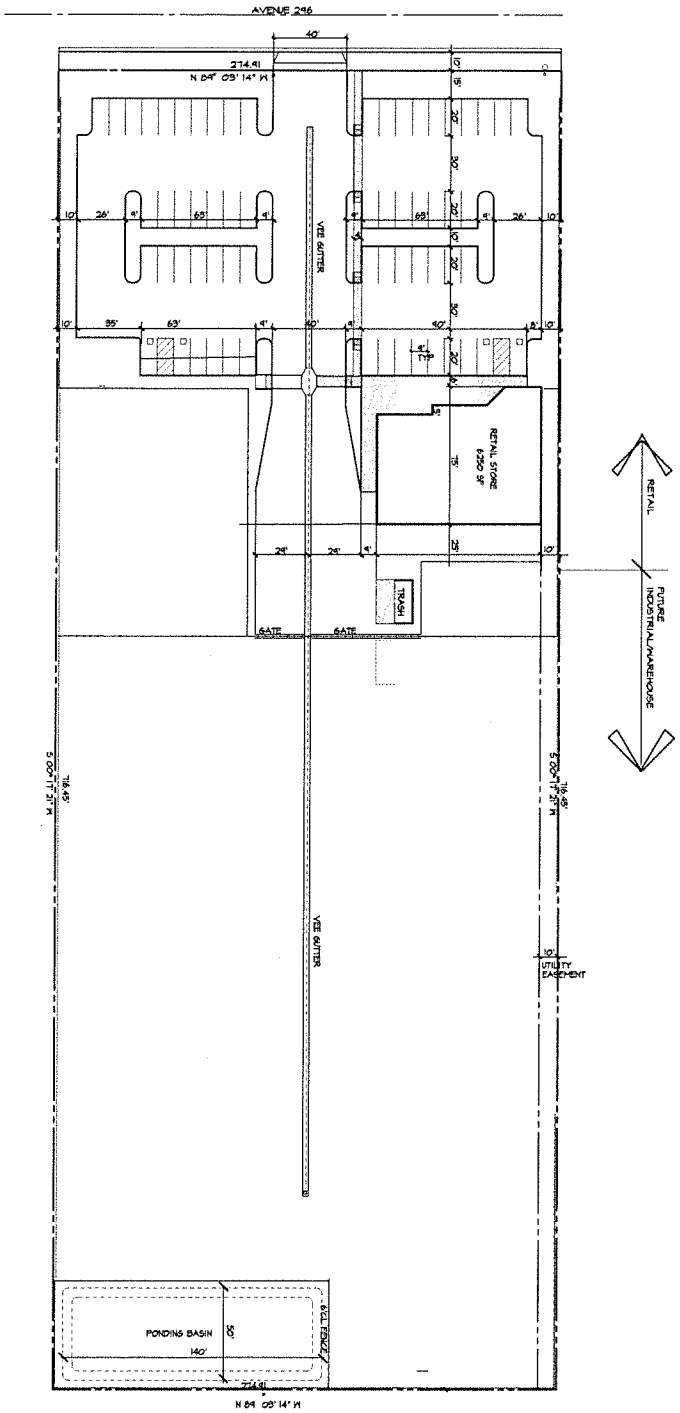
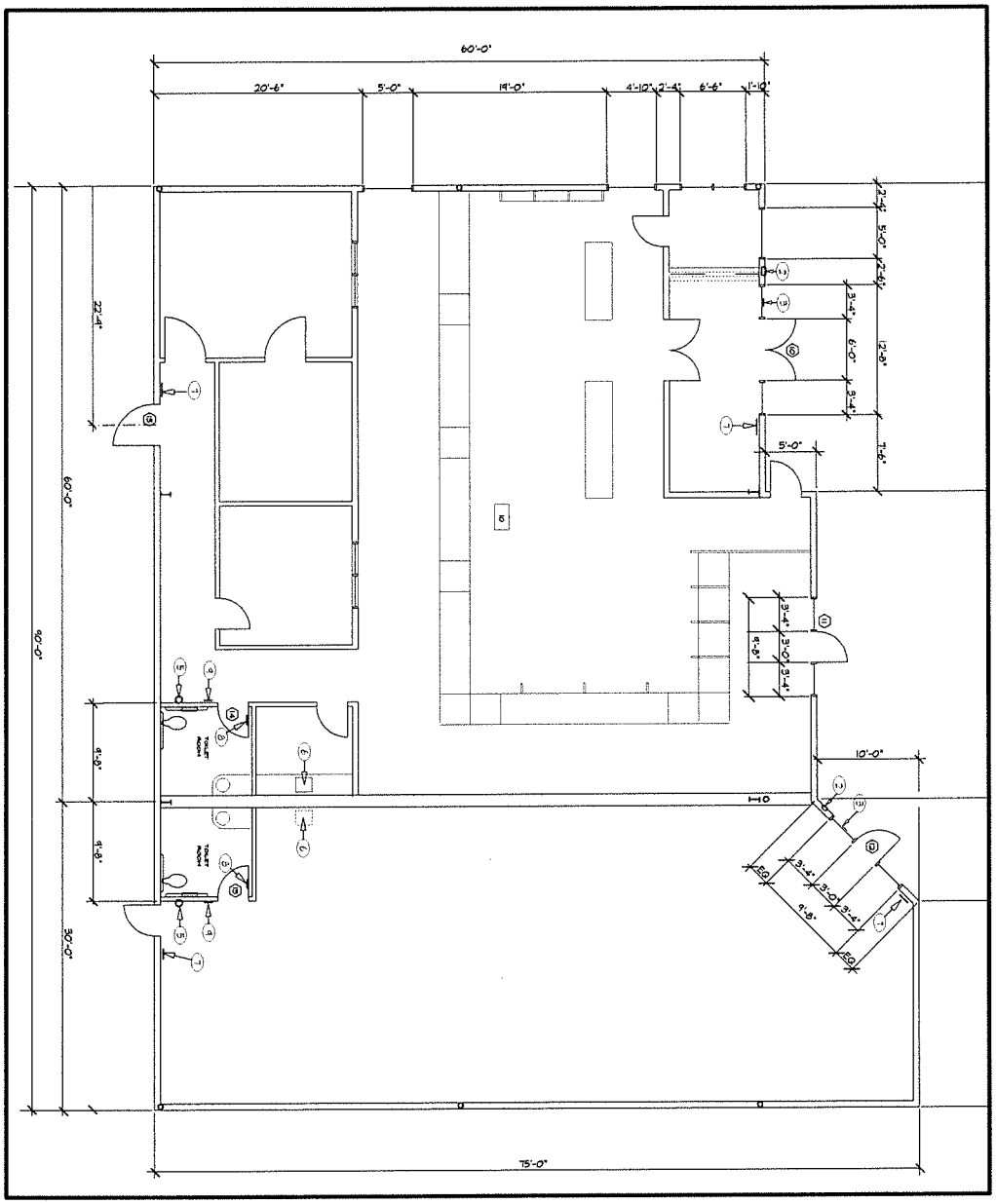


Exhibit 2: Cannabis Dispensary Floor Plan



The business will be open seven days per week with hours from 10 am to 9 pm Monday thru Saturday and 10 am to 6 pm on Sundays. The business will employ 10 to 15 employees. If the City allows for home delivery, that service will be added. (Note: the City is currently awaiting the outcome of a lawsuit filed by some other cities challenging the State's requirement that all

cities allow home delivery). The business would use one delivery vehicle for this service with the potential for additional if demand warrants.

Customers will enter the front door of the business and be screened by a receptionist to ensure they are 21 years of age or older. If approved they will then be admitted into the sales floor where they can speak to salespersons and view product. If they make a purchase, the product will be placed in a sealed bag and given to the customer. Customers cannot partake of their purchase on the property. According to State law, they must take it home and consume it within interior of the dwelling in a location not visible to the outside.

Products

According to the applicant's business plan the store will offer the following products:

- Cannabis plant material (flowers)
- Cannabis plant concentrates
- Cannabis infused products such as edibles and topicals
- Accessories and supplies related to concentrate delivery methods

Product will be stored in a secured vault when the business is closed. Samples of product will be displayed in a secure display case during operating hours.

Security

The applicant has submitted a security plan, that was reviewed by the Police Department and HDL consultants as part of the business' Phase 1 application. Key security features will include:

- Security cameras will be placed throughout the site, both inside and outside. These cameras will feed images to hard drives for later review (if needed) and also a direct feed to the Farmersville Police Department.

- Burglar alarms and fire alarms will be installed and monitored.

- All doors to the building have restricted entry and will push button code-style locks

- Panic buttons will be installed in the building in the event of armed robbery or other security breach.

- One security guard will be posted at the site during business hours.

- Cash will be stored in a locked vault. The business will contract with a licensed armored vehicle transport company to transport cash from the site at regular intervals.

- Except for samples on display, cannabis product will be stored in the vault and only removed when ordered. All cannabis will be locked in the vault when the business is closed.

Operation of the business must comply with all requirements of Farmersville's Cannabis Ordinance (Section 17.53 of the Municipal Code). Key provisions of this ordinance that apply to the business include:

- All employees of a marijuana business must undergo a background check by the Police Department and be registered annually with the City.

- There shall be no signage on the site that identifies the activity of the business.

- There shall be no marijuana or alcohol consumption on the site.

- No other commercial activities are allowed on the site.

- No minors are allowed on the site.

- The business must be at least 1,000 feet from sensitive uses as defined in the ordinance; 300 feet from churches.

- The business must comply with all building, health and environmental codes.

- The building and site must be secure, with security features and protocols approved by the Police Department.

- The site must have alarm and monitoring systems, approved by the Police Department.

The project has already undergone a Phase 1 review, whereby the applicant submitted information for review by the City's cannabis consultant (HDL). This permit was approved by the City Council. Information submitted for that permit included:

- Qualification of owners
- Location information
- Labor and employment information
- Neighborhood compatibility plan
- Environmental impact
- Safety plan
- Security plan
- Community benefits
- Other information

Environmental Analysis

The City prepared an Initial Environmental Study to evaluate potential environmental impacts of the project. The study found the project would have no significant impacts on the environment. As required by law, the study was released for a public review and comment period. No substantive comments were received on the study.

Conclusion:

The project has been reviewed by City staff including Engineering, Public Works, Police and Fire Departments, who have contributed conditions of approval listed in the attached resolution. With these conditions staff is recommending approval of the project.

BACKGROUND INFORMATION

Applicant/: Barry Lowry/Platinum Connection
Owner 685 W. Noble St.
Farmersville, CA 93223

Location: The subject site is located at 685 W. Noble Avenue on the south side of Noble, west of Farmersville Boulevard. The Assessor Parcel Number is 128-250-003.

Request: The applicant is requesting approval the following

- A General Plan land use amendment to change the land use designation for the site from "Service Commercial" to "Light Industrial"

- A zone change to change the zoning of the site from "CS" (Service Commercial) to "IL " (Light Industrial).

- A Conditional Use Permit to allow development of the site with a multi-phase development that includes a new building for a retail cannabis business; a building for general retail commercial use; and four warehouses for cannabis cultivation. Associated improvements include parking lots, landscaping, sidewalks/hardscape, lighting, trash enclosures, utility connections and street improvements. An existing building housing an air conditioning business would be demolished and removed.

- A Negative Declaration, certifying that development of the site will result in no significant impacts to the environment.

Site: The site is an existing parcel containing 4.5 acres. The northern half of the site is developed with a building (a former residence) that has been converted for use as an air conditioning businesses. The southern half of the site is used for growing field crops.

Surrounding land uses are as follows:

North: Highway 198 and vacant land
South: Agricultural land (tree crops)
East: Service commercial
West: Agricultural land and single family dwelling

Zone: The site is currently zoned CS (Service Commercial) but the applicant has requested a zone change to the "IL" (Light Industrial) zone.

Surrounding zone classifications are as follows:

North: Tulare County Agricultural zoning
South: Tulare County Agricultural zoning
West: Tulare County Agricultural zoning
East: "I" (Industrial) and "CS" (Service Commercial)

General Plan: The site is designated "Service Commercial" by the Land Use Element of the 2025 Farmersville General Plan. The CS zone is consistent with this designation. The applicant is requesting an amendment to the land use designation to the "Light Industrial" designation. The IL zone is consistent with this designation.

Access: Access to the site is provided by Noble Avenue. In the vicinity of the site, Noble features one traffic lane and one parking lane in each direction. To the east, Noble intersects the Highway 198 on- and off-ramps and also intersects Farmersville Boulevard. These intersections are controlled by roundabouts.

Infrastructure: The site is currently not connected to City utilities. There is an on-site well and septic system. The project will be required to extend existing City water and sewer lines west to the site under Noble Avenue. The applicant will also be required to install a storm drainage basin on the rear of the site to handle storm drainage generated by the site.

Services: Police and fire protection are provided by the City of Farmersville. Both departments have reviewed the project.

Environmental: An Initial Environmental Study was prepared to analyze potential environmental impacts of the project, consistent with the California Environmental Quality Act (CEQA). The study concluded the project will have no significant impacts – therefore it is recommended that a Negative Declaration be adopted as the environmental finding for the project.

RESOLUTION 2021-04

BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FARMERSVILLE APPROVING A ONE YEAR EXTENSION OF TIME FOR CONDITIONAL USE PERMIT 2019-06 (PLATINUM CONNECTION/BRUCE LOWRY)

WHEREAS, a request was submitted by Platinum Connection/Barry Lowry, 685 W. Noble St., Farmersville, CA 93223, for a Conditional Use Permit to establish and operate a multi-phase commercial business development that includes a retail cannabis business, future cannabis cultivation and speculative retail commercial uses, in compliance with the City of Farmersville's Cannabis Ordinance and the State of California's cannabis regulations. The site is located at 685 W. Noble Avenue, on the south side of Noble Avenue west of Farmersville Boulevard. The Assessor Parcel Number is 128-250-003, and

WHEREAS, the subject site is zoned CS (Service Commercial) and the applicant has submitted a request to amend the zoning and General Plan land use designations of the site to "IL" (Light Industrial) which allows the establishment of cannabis dispensaries by Conditional Use Permit. Accordingly, final approval of this permit is contingent on the City Council's approval of the requested zone change and General Plan land use amendment, and

WHEREAS, the Planning Commission originally approved the Conditional Use Permit on June 19, 2019 and the City Council subsequently approved a zone change for the site, allowing the Conditional Use Permit to become effective 30 days after the City Council's second reading of the zoning change ordinance, thereby making the Conditional Use Permit effective starting on September 12, 2019, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding regarding this request; and

WHEREAS, the Planning Commission has considered this matter and accepted evidence and testimony.

NOW THEREFORE BE IT RESOLVED that, the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is consistent with the Farmersville General Plan and the Farmersville Zoning Ordinance, as amended.

2. The project will not have a significant impact on the environment and the Negative Declaration adopted for the project is valid.

3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

4. No conditions have changed to call a one year extension of time for the Conditional Use Permit into question.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby approves a one year extension of time for Conditional Use Permit 2019-06 (now expiring on September 12, 2022), subject to the following conditions:

1. All building improvements and modifications shown in the project application shall be completed prior to granting of a business license.

2. The project shall supply proof of approval by the State of California's Bureau of Cannabis Control, prior to granting of a City business license.

3. The project shall comply with all provisions of the Farmersville Cannabis Ordinance, including, but not limited to:

    a. All employees of a marijuana business must undergo a background check by the Police Department and be registered annually with the City.

    b. There shall be no signage on the site that identifies the activity of the business.

    c. There shall be no marijuana or alcohol consumption on the site.

    d. No other commercial activities are allowed on the site.

    e. No minors are allowed on the site.

    f. The business must be minimum distances from all sensitive uses listed in the ordinance.

    g. The business must comply with all building, health and environmental codes.

    h. The building and site must be secure as approved by the Police Department.

i. The site must have alarm and monitoring systems, approved by the Police Department.

4. The business shall comply with the Farmersville Noise Ordinance.

5. All outdoor light fixtures shall be hooded and adjusted to ensure that light does not affect neighboring properties and roadways.

6. Any outdoor storage shall be screened from view from the street right-of-way.

7. Any subsequent expansion or addition of new uses or additional buildings shall require a new application for a conditional use permit, or an amendment to the existing permit. Prior to commencing cultivation activities the applicant shall request an amendment of the Conditional Use Permit (or a new Conditional Use Permit).

8. Improvement plans detailing all proposed work shall be submitted to the City Engineer for review and comment prior to approval of any development or issuance of permits. Improvement plans must be prepared by a registered civil engineer.

9. Improvement plans shall include a grading and drainage plan. Since the project is phased, a master plan is required for the entire project area that shall include any pipe network sizing, grades, and street grades. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be directed to a permanent on-site basin.

10. Landscape and irrigation plans shall be submitted for review and approval. All new landscaping shall be in accordance with the City landscaping ordinance and include a back-flow preventer in an approved cage. Landscaping shall feature an appropriate combination of shade trees, shrubs and groundcover. Free-standing fencing should be treated with climbing vines for beautification and graffiti prevention.

11. Any chain link fencing shall be finished in gloss or flat black. Where needed to screen storage areas such fencing shall feature vinyl screening slats or similar.

12. Driveways may need to be redesigned to have two access points, if deemed necessary by the City Engineer.

13. Details of the access aisle behind the proposed retail building, including door access, usage, parking/no parking, shall be submitted to the City Engineer for review and approval.

14. Improvement plans shall show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

15. Existing utility poles and/or facilities shall be relocated if in conflict with improvements.

16. All existing overhead utilities within the project limits shall be underground.

17. R-value tests shall be provided.

18. Traffic indexes shall be approved by the City Engineer.

19. All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards, and specifications.

20. Street signage and striping shall be installed as required by the City Engineer.

21. Sidewalk shall be installed along the street frontage.

22. All improvements, including those within the public rights of way, sidewalk, drive approaches, curb ramps, parking, etc., shall be constructed in accordance with current Americans with Disabilities Act (ADA) standards.

23. Any existing wells shall be abandoned per Code; a building permit is required.

24. Any existing leach fields and septic tanks shall be removed.

25. Fugitive dust will be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits shall be provided to the City of Farmersville.

26. The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City of Farmersville.

27. If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Farmersville.

28. On-street parking may be prohibited if deemed necessary.

29. Install streetlight(s) per City of Farmersville standards.

30. Construct parking per City of Farmersville standards.

31. Trip generation from the proposed project and future build-out shall be submitted to the City Engineer for review and approval.

32. A preconstruction conference is required prior to the start of any construction.

33. Right of way dedication is required. A title report is required for verification of ownership by deed.

34. A City encroachment permit is required and shall include an approved traffic control plan.

35. Connection to City water system is required.

36. Connection to City wastewater system is required.

37. Separate fire service laterals shall be installed per Building Code requirements.

38. A fire hydrant shall be installed at a location required by the Fire Department. The project shall comply with all fire requirements determined by the Fire Chief.

39. The refuse enclosure shall be in accordance with State (AB 341 and AB 1826) and City standards. Trash enclosure shall be angled for hauler access and the enclosure must be large enough to contain trash, recycling and green organics containers (sized for three 3 yard dumpsters. The enclosure shall also be fully enclosed (solid sloped top, sides and back) and have locking ribbed metal gates. The refuse container location shall be approved by the Public Works Director.

40. Truck turning templates for refuse on-site circulation shall be provided. No backing up more than 30 feet shall be allowed. The area for refuse truck 3-point turn shall be signed NO PARKING.

41. Mailbox facilities shall be as required by USPS.

42. The project shall be reviewed by the Planning Commission six months after operations of the retail cannabis business commence.

43. The approval of the Conditional Use Permit shall expire on September 12, 2021 unless an additional request for a time extension has been granted.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 18th of August, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Chairperson, Farmersville Planning Commission

_____
Secretary, Farmersville Planning Commission

AGENDA ITEM 6B

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: August 18, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Workshop on Downtown Specific Plan

Analysis

Staff will be presenting additional information on the downtown Specific Plan, including:

- Parking analysis – an analysis of how much on-street parking is used.
- "Soft sites" analysis – an analysis of parcels that may be appropriate for redevelopment or to be considered as opportunity sites.
- Non-conforming uses map – an analysis of uses that are not allowed under current zoning of the downtown area and potential for transition to permitted uses.
- Mixed use development – a review of the concept of mixed use development – where commercial and residential development is combined in the same building or on the same site.