

Approved

**Environmental Control Committee
Meeting Minutes
July 7, 2017**

I. In Attendance: Marianne Knapp – Chair, Tom Yancey – Vice-Chair, Mike Joseph, Don Sharpe, Brent Bennett - Members / Stephen Bates - Board Liaison / Bob Clark, Tina Watkins - Staff / Mr. & Mrs. Shapiro - Guests

II. Meeting called to order at 2:00 PM by Chair Marianne Knapp

III. Review and approval of plans (may not be in order as presented)

a) **Conte 3566-394 1517 Woodland Dr SFR** – Committee had no questions. There is a large cluster of Canyon Oaks on property. Roof will be metal and must be a matte finish. Don Sharpe motioned to recommend as submitted. Brent Bennett 2nd. **Unanimous to recommend.**

b) **Shapiro 3567-176 2101 Glacier Dr SFR** – Members appeared. Hoping to build this year. Questions raised about the drainage channel to the west of property. Member has already been to Kern County to try and clarify what will be required by the county. County stated that if building was 16 feet from top of channel, per KC Engineer Mark, it would be ok. Shown as Flood D zone at county. Would not give her a letter stating such. Closest point of home to channel will be 18 feet. Member will be placing a gabian wall along drainage channel. Question about garage as first story. Member has shortened garage to make it attached, not under the home. Plans show 2 story home with attached garage. The committee requests a full set of plans after KC approval. Don Sharpe motioned to recommend as submitted for architecture and colors, requesting a letter from Kern County regarding the drainage channel, if possible. Tom Yancey 2nd. **Unanimous to recommend.**

c) **Dixon 3402-423 16100 MPH 4-unit Apt Bldg** – Newly submitted plot plan shows parking now at the front of building, 6 spaces total. Questions raised about the amount of parking area provided, as CC&Rs require 320 feet parking for each unit in an R-3 building. Must also meet ADA requirements. Plans do not appear to provide enough parking. Propane tank and septic system with leach fields not shown on plans. Color of building not defined. Don Sharpe offered to speak with owner, contractor or architect to clarify what is required by committee and Association. Tom Yancey motioned to continued project to next EC Committee meeting in August. Don Sharpe 2nd. Unanimous to continue until August meeting.

d) **De Angelo 3402-455 16009 Wildwood Dr Deck** – Member did not appear. Pat Kearney is the contractor. Committee did not have any questions. Tom Yancey motioned to recommend project as submitted. Brent Bennett 2nd. **Unanimous to recommend.**

Approved

e) **Fanelle – Matejovsky 3402-032 16508 MPH Solar** - No questions from committee. Tom Yancey motioned to recommend as submitted. Brent Bennett 2nd. **Unanimous to recommend.**

IV. **New Business** (may not be in order as presented)

a) Bob Clark, EC Officer, reported on minor projects approved. 3 fences, 0 sheds, 4 tree permits.

b) **Turnbull 3402-333 2217 Maplewood Wy Cottage Industry – The Flour Market** - Food prep and Bakery – Catering service - No on-site customers. Brent Bennett motioned to recommend. Tom Yancey 2nd. **Unanimous to recommend.**

c) **Joseph 3566-292 1608 Woodland Dr Cottage Industry – Inspired Living** – Life coaching on line or over the phone. No on-site customers. Don Sharpe motioned to recommend. Tom Yancey 2nd. **Unanimous to recommend with Mike Joseph abstaining.**

V. **Old Business**

a) Condor Article – Brent Bennett has an article in the works.

VI. **Approval of Minutes of - June 2, 2017**

Minutes approved by email on June 6, 2017

Marianne Knapp. Tom Yancey, Don Sharpe, Brent Bennett

VII. **Meeting adjourned at 3:20 PM**

Motion: Don Sharpe

2nd: Tom Yancey

Unanimous to adjourn