

CALAVERAS COUNTY PLANNING COMMISSION
Summary Minutes for Meeting of January 26, 2017

Approved minutes may be viewed at:

www.co.calaveras.ca.us/planning_commission.asp

A. CALL TO ORDER AND ROLL CALL

The regularly scheduled meeting of the Calaveras County Planning Commission was called to order at 9:00 a.m. in the Board Chambers located at 891 Mountain Ranch Road, San Andreas, California.

Present:

Planning Commissioners: F. Joseph Bechelli, Jr., District 1
Timothy Laddish, District 2
Lisa Muetterties, District 3
Kelly Wooster, District 4
Karen Sisk, District 5

Planning Department: Peter Maurer, Planning Director
Madeleine Flandreau, Planner II

Legal Staff: Julie Moss-Lewis, Deputy County Counsel
Ethan Turner, Deputy County Counsel

Recording Secretary: Annette Silva, Administrative Assistant II

B. AGENDA CHANGES/ANNOUNCEMENTS:

- Peter Maurer, Planning Director, informed the Commission that Item E-4 General Plan Update – Community Planning Element Valley Springs Community Plan would be continued to a date uncertain.

C. PUBLIC COMMENT PERIOD:

- Ben Stopper
- Marti Crane
- Colleen Platt, MyValleySprings.com & Calaveras County Planning Coalition

D. CONSENT AGENDA:

- APPROVAL of MINUTES from the January 12, 2017 Planning Commission Meeting.

MOTION: Commissioner Wooster moved to approve the January 12, 2017 minutes and Commissioner Laddish seconded the motion. Motion was approved 5-0-0-0.

E. PUBLIC HEARINGS:

1. 2016-018 PD PERMIT FOR JAMES WEST: Planned Development Permit for an existing commercial building that was constructed without permits, and therefore never obtained approval of a PD Permit. The subject property is located at 4951 Commercial Way in Hathaway Pines, CA. The zoning is General Commercial-Planned Development (C2-PD) and has a General Plan land use designation of Industrial in the Avery/Hathaway Pines Community Plan. APN: 030-010-037 is a portion of Section 18, T4N, R15E, MDM. In accordance with CEQA requirements a Notice of Exemption has been prepared pursuant to Article 19, Categorical Exemptions, Section 15301- Existing Facilities. (Madeleine Flandreau, Planner II)

STAFF DISCUSSION:

- Madeleine Flandreau, Planner II, presented the item. Staff and the Commission had a discussion on the item.

PUBLIC COMMENT:

- James West, applicant
- Cliff Edson

The Commission requested this item be carried to the end of the agenda to amend the resolution. Upon re-opening this item, staff provided a revised resolution.

MOTION: A motion was made by Commissioner Laddish and seconded by Commissioner Bechelli to sign Resolution 2017-007 as amended, approving 2016-018 Planned Development Permit for James West based upon the findings and conditions contained therein. Motion was approved 5-0-0-0.

2. 2016-1143 APPEAL of Planning Directors Denial of Commercial Cannabis Cultivation Registration Application 2016-538 for APN 056-017-004 Scott Hoff is appealing the Planning Director's denial of a medical cannabis commercial cultivation registration. The site is located at 4837 Ponderosa Road, Murphys, CA, T3N, R13E, Por. Sec. 02. (Madeleine Flandreau, Planner II)

STAFF DISCUSSION:

- Madeleine Flandreau, Planner II, presented the item. Staff and the Commission had a discussion on the item.

PUBLIC COMMENT:

- Scott Hoff, appellant
- Trevor Wickey, Calaveras Cannabis Alliance
- Ben Stopper

MOTION: A motion was made by Commissioner Sisk and seconded by Commissioner Laddish to sign Resolution 2017-002, as amended, denying 2016-1143 Appeal, thereby upholding the Planning Director's determination to deny application 2016-538. Motion was approved 5-0-0-0.

3. **2016-1097 SAFETY ELEMENT AMENDMENT:** An amendment to the Calaveras County General Plan Safety Element, incorporating the Local Hazard Mitigation Plan into the element by reference. (Peter Maurer, Planning Director)

STAFF DISCUSSION:

Peter Maurer, Planning Director, presented the item. Staff and the Commission had a discussion on the item.

PUBLIC COMMENT:

- Cliff Edson

MOTION: A motion was made by Commissioner Laddish and seconded by Commissioner Bechelli to sign Resolution 2017-001, recommending the Board of Supervisors adopt a resolution approving the amendment to the Safety Element of the General Plan, incorporating by reference the previously adopted Local Hazard Mitigation Plan. Motion was approved 5-0-0-0.

4. **General Plan Update:** Addition of a Valley Springs section to the Community Planning Element of the Draft General Plan and to provide a recommendation to the Board of Supervisors. (Peter Maurer, Planning Director) **This item was continued to a date uncertain.**

F. STUDY SESSION: None

G. PUBLIC COMMENT:

- Cliff Edson
- Ben Stopper

H. REPORTS:

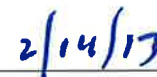
- Peter Maurer, Planning Director, informed the Commission that the Board of Supervisors voted to have the cannabis ban initiative on the May 2nd mail ballot. Maurer stated that there would be a workshop on Tuesday, January 31st to discuss extending the commercial cannabis cultivation urgency ordinance, the effects of "Measure C", and the fiscal impacts, finance, process and procedure if the ordinance is extended. Maurer added that the Board of Supervisors will consider extending the urgency ordinance at the BOS meeting of February 14th. Maurer announced that there would be a public scoping meeting on Monday, January 30th at 5 pm at the Board of Supervisors Chambers to discuss the scope and the content of the information to be included in the proposed EIR for the General Plan. Maurer indicated that FEMA maps have been corrected and public noticing regarding these changes has taken place. Maurer spoke regarding future study sessions possibly in March. Maurer announced that he would be unavailable for both Planning Commission meetings in February.

I. ADJOURNMENT:

The meeting was adjourned at 11:53 a.m.



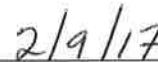
Peter N. Maurer
Planning Director



Date



Lisa Muetterties, Planning Commissioner Chair



Date