

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
SEPTEMBER 13, 2016 – 7:00 P.M.**

PAGE 1 OF 3

The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Lindstrom.

THOSE PRESENT WERE:

Planning Commissioners: Ray Lindstrom, District I, Chairman
Dave Wardall, District II
Caryl Callsen, District III
Andy Byrne, District IV
Ray Ryan, District V

Staff: Grace Pak, Deputy County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planner
Heidi Jacobs, Recording Secretary

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

A. Pledge of Allegiance

B. Approval of Agenda

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve the agenda as presented.

C. Minutes:

MOTION: It was moved by Commissioner Callsen seconded by Commissioner Byrne and unanimously carried to approve the August 23, 2016 Planning Commission minutes as presented.

D. Correspondence: None.

E. Public Matters Not on the Agenda: None.

F. Recent Board Actions: Chuck Beatty, Planner III, stated the Board of Supervisors granted the appeal and approved the tasting room use permit for Tom Malone and approved the zone change in conjunction with a Williamson Act contract for Jackson Valley Properties.

AGENDA ITEMS

Item 1 – Request for a six year extension of Tentative Parcel Map No. 2793 proposing the division of 3.93 acres into two parcels of 1.03 and 2.88 acres in size (APN 023-520-009-000).

Applicant: Peggy and Lenore Andre

Supervisorial District: 3

Location: North of State Highway 88 on the north side of Sugar Pine Drive at the end of Woodcrest Drive in Pioneer.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Peggy Andre, applicant, stated she and her mother are co-owners and asked for the extension due to economics and her mother's health issues.

Commissioner Wardall stated it is within the guidelines and would be acceptable to him.

Commissioner Byrne stated he would prefer granting a shorter time frame.

Commissioners Ryan and Callsen agreed with Commissioner Wardall to grant the full six years due to the circumstances and that the project is a two-way split rather than a large subdivision.

MOTION: It was moved by Commissioner Wardall, seconded by Commissioner Callsen and unanimously carried to grant a six-year extension of Tentative Parcel Map No. 2793.

NOTE: Mr. Beatty advised the Planning Commission approved the six year extension of Tentative Parcel Map Number 2793. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to September 23, 2016, at 5:00 p.m. along with the appropriate appeal fee.

PUBLIC HEARINGS

Item 2 – Request for zone change for 0.32-acre portions of two parcels involved in a Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

Applicants: Jeanne E. Posey Trust and Allan M. Posey Family Trust

Supervisorial District: 4

Location: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Allan Posey, applicant, was available for questions.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to close the public hearing.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the zone change is categorically exempt.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to recommend the Board of Supervisors approve the zone change of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

NOTE: Mr. Beatty announced the Planning Commission recommended approval of the zone change in conjunction with the boundary line adjustment; this item will be scheduled for a future Board of Supervisors meeting and notices will be mailed out.

Item 3 – Request by Camanche Community Church for a Use Permit (UP-16;7-10) to allow the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children’s church, Bible studies, weekly prayer and counseling meetings, and monthly men’s breakfast meetings. (APN 003-730-010).

Applicant: Camanche Community Church (Ed Edmonds, Board Chairman)

Supervisory District: 2

Location: 4216 Camanche Parkway, Lone, CA 95640

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Ed Edmonds, applicant, stated the church plans to purchase the property and is seeking approval of the use permit prior to completing the purchase.

MOTION: It was moved by Commissioner Byrne seconded by Commissioner Ryan and unanimously carried to close the public hearing.

Commissioner Ryan stated it is a great use for the property and did not see a problem with the request.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Wardall and unanimously carried to approve the use permit for Camanche Community Church subject to the findings and conditions contained in the staff report.

NOTE: Mr. Beatty advised the Planning Commission approved the use permit request for Camanche Community Church. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to September 23, 2016, at 5:00 p.m. along with the appropriate appeal fee.

Adjournment: At 7:15 p.m. Chairman Lindstrom adjourned this meeting of the Planning Commission, to meet again on October 11, 2016 or thereafter.

/s/
Ray Lindstrom, Chairman
Amador County Planning Commission

/s/
Heidi Jacobs, Recording Secretary
Amador County Planning Department

/s/
Susan C. Grijalva, Planning Director
Amador County Planning Department