

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
March 8, 2022 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on March 8, 2022 in the Board Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Gonsalves.

**COMMISSIONERS PRESENT WERE:**

Planning Commissioners: John Gonsalves, Chair, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Stacey Munnerlyn, District 4  
Mark Bennett, District 5

**COMMISSIONERS ABSENT WERE:** None

Staff: Chuck Beatty, Planning Director  
Glenn Spitzer, Deputy County Counsel  
Ruslan Bratan, Planner II  
Mary Ann Manges, 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 Curtis, seconded by Commissioner Wardall, and unanimously carried to approve the agenda.

**C. Minutes:** February 8, 2022

**MOTION:** It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and unanimously carried to approve the February 8, 2022 minutes.

**D. Correspondence:** None

**E. Public Matters not on the Agenda:** None

**F. Recent Board Actions:** Mr. Beatty shared that for a second time the Board of Supervisor's discussed options for allowing recreational vehicles as temporary dwellings. He added that possible code amendments would come to the Planning Commission for review.

**G. Agenda Items: Welcome new Planning Commissioner, Stacey Munnerlyn**

Chair Gonsalves welcomed Stacey Munnerlyn as the new Planning Commissioner for District 4.

Commissioner Munnerlyn shared that she has been a resident of Amador County for 16 years, holds a Master's degree in Geography, is a local business owner, parent, and sports volunteer.

**Public Hearings**

Chair Gonsalves announced that that due to a noticing error that he is not going to introduce each item. He added that the hearings will be opened up for comment and then continued to the next regularly scheduled Planning Commission meeting.

**Item 1: Request from Orion Fowler for:**

- 1) **Zone Change (ZC-21;10-1) from the RE, Residential Estates zoning district, to the PD, Planned Development zoning district, for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
- 2) **General Plan Amendment (GPA-21;10-1) from the AT, Agricultural Transition land use designation to the SPA, Special Planning Area land use designation for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
- 3) **Use Permit (UP-21;10-2) to bring the current multi-family residential use of the property into compliance with County Code.**

**Applicant:** Orion Fowler (Delta Engineering Inc., Representative)

**Supervisory District:** 5

**Location:** 14674 Tanyard Hill Road, Pine Grove, CA 95665 (APN: 030-090-063)

Chair Gonsalves asked if anyone desires to speak.

Mrs. Cochran spoke on behalf of herself and her husband, John Cochran, and shared that they own the seven acre parcel across the road. She stated that they have concerns about parking encroaching on their property line, fire concerns from smoking in parked cars and fireworks last summer, as well as defecation and toilet paper found after their property was used when the neighbor's solar was installed. She stated that they are not comfortable with a multi-residential property and want to maintain the integrity of the neighborhood.

Susan Schuler stated that she has concerns for the safety of the many kids in the area, fire from fireworks set off last summer, speeding, as well as parking on the side of the private road where the road is only wide enough for one car and sight is limited. She elaborated that suspicious vehicles park outside and that the police have been called. She commented that she has heard more multi residential units will be built. She added that she does not want to encroach on the owner building on their own property, but is concerned about recent activity since more residents have been brought in. She questioned whether the homeowner is allowing access since the side of the road is being utilized for parking.

There were no more additional comments.

Chair Gonsalves said that comments have been noted.

**Item 2: Request for Variance (V-22;1-1 Baggett) from County Code Section 19.24.040, PD-R1, District Regulations which requires a 25 foot front yard building setback, to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'- 0" to the front deck at the main floor.**

**Applicant:** Baggett T & N Trust

**Supervisory District:** 3

**Location:** 33889 Fremont Road, Kirkwood, CA 95646 (APN: 026-172-013)

Chair Gonsalves asked if anyone desires to speak.

Barron Caronite stated that he and his wife own lot # 40, that there is a steep incline, and that they support the variance.

Chair Gonsalves asked if there are any further comments. There were none.

**Item 3: Request from George Reed for:**

**Amended Use Permit (UP-06;9-2) to modify Conditions of Approval (“COA”) of the Jackson Valley Quarry Use Permit to extend the hours of operation for operational / reclamation activities (e.g., excavation, processing, load-out, and hauling). The current hours of operation for operational / reclamation activities are from 6:00 a.m. to 6:00 p.m. Monday through Friday. The amendment seeks to extend the hours of operation for operational / reclamation activities to 24 hours per day Monday through Friday (12:00 a.m. Monday through 11:59 p.m. Friday). No change to the approved hours of operation for site preparation activities or blasting are requested. The Project will not modify the existing production levels, materials to be mined, area of disturbance, equipment types or mining methods, number of employees, or otherwise expand or intensify the existing use. (APN: 005-230-018)**

**Applicant:** The Reed Leasing Company (Tom Ferrell, Representative)  
**Supervisorial District:** 2  
**Location:** 3421 Jackson Valley Road, Lone, CA 95640

Chair Gonsalves stated that the applicant requested that this item be moved to the May Planning Commission meeting. There were no comments.

**MOTION:** It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and unanimously carried to adjourn the meeting.

  
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Mary Ann Manges, Recording Secretary  
Amador County Planning Department

  
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John Gonsalves, Chair  
Amador County Planning Commission

  
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Chuck Beatty, Planning Director  
Amador County Planning Department

