

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
July 11, 2023 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on July 11, 2023 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 Wardall.

COMMISSIONERS PRESENT WERE: 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: Glenn Spitzer, Deputy County Counsel
Chuck Beatty, Planning Director
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. Call to Order. The meeting was called to order by Chair Wardall at 7:00 p.m.

B. Pledge of Allegiance:

C. Approval of Agenda:

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Bennett, and unanimously carried to approve the agenda.

D. Minutes: May 9, 2023

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and unanimously carried to approve the May 9, 2023 minutes.

E. Correspondence: Letters from Meikle and AFD.

F. Public Matters not on the Agenda: None.

G. Recent Board Actions: Mr. Beatty reported that the Board of Supervisors approved the zone change for the HideOut project as recommended by the Commission.

H. Agenda Items:

Item 1 - Request for a Use Permit (UP-23;4-2) to develop a 410 square foot outdoor tasting area and the conversion of an existing 400 square foot garage into a tasting room for MFV Winery in the "R1A," Single-family Residential/Agricultural zoning district. The proposed hours of operation for the tasting room will be Thursday, Friday, and Saturday from 11:00 a.m. to 5:00 p.m. by appointment only, not to exceed 6 customers per day, with a wine club pick-up event 3 times a year. (APN: 021-170-006)

Applicant: Meikle Jeffrey A. & Jane E. Trust
Supervisory District: 5
Location: 19001 Ponderosa Way Volcano, CA 95689

Chair Wardall introduced the item.

Mr. Bratan shared the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Wardall asked if the applicant wants to speak.

Jeff Meikle, applicant, responded that he believes they have taken all the appropriate steps.

Commissioner Munnerlyn asked if a Road Maintenance Agreement (RMA) has been discussed with the neighbors.

Mr. Meikle responded that only one neighbor has objected to the road issue. He stated that he has owned the property for 34 years, maintains it, and has sprayed weeds along the road on both sides for almost 20 years. He added that he paid half to chip seal the road in 2007 and has had no objections, except from one neighbor.

Commissioner Munnerlyn asked if he has been paying to maintain the road from Shake Ridge to his property or beyond that.

Mr. Meikle responded that it is 130 feet of Ponderosa Road between Shake Ridge Road and Ponderosa Way. He shared that he and his son have put gravel down and cleared both sides of the road this year to make room for emergency vehicles and for fire protection for neighbors up on the hill. He added that they are waiting for PG&E who has committed to put all the lines underground, but plans to do more.

Commissioner Munnerlyn said that her concern is the RMA between the neighbors. She stated that the road seemed in rough shape and that she saw some large downed trees. She said that she was relieved after reading Amador Fire Protection District's (AFPD's) recent comment letter on the project.

Mr. Meikle said there is no road maintenance agreement and that the road is 16 feet wide and is definitely passable.

Commissioner Munnerlyn asked how many guests he intends to have from wine tasting events.

Mr. Meikle responded that they hope to grow to maybe 25-30 guests and have typically had 25-30 friends for harvest.

Chair Wardall asked if there is any public comment. There was none.

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

Chair Wardall asked for discussion amongst the Commission.

Commissioner Bennett said he cannot see any possible objection.

Chair Wardall stated that he concurs.

Commissioner Munnerlyn shared that since AFPD gave the go ahead with the road that she believes it is sufficient.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Munnerlyn, and unanimously carried to approve the Negative Declaration as the appropriate document.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Curtis, and unanimously carried to approve UP-23;4-2 with the recommended findings and conditions of approval included in the staff report.

Mr. Bratan stated that the Planning Commission has approved UP-23;4-2. Anyone wishing to appeal may do so by filing a written appeal with the Clerk of the Board no later than 5:00 p.m. on July 21, 2023.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett and unanimously carried to adjourn the meeting until the next regularly scheduled meeting on August 8, 2023.

Dave Wardall, Chair
Amador County Planning Commission

Mary Ann Manges, Recording Secretary
Amador County Planning Department

Chuck Beatty, Planning Director
Amador County Planning Department