

CORRECTED
MINUTES OF THE CALAVERAS COUNTY
PLANNING COMMISSION MEETING OF
October 20, 2005

1. CALL TO ORDER:

The Planning Commission meeting of October 20, 2005 was called to order at 9:00 a.m. by Chair Ted Allured. Commissioners present were: Holly Mines, Suzanne Kuehl, Wes Hodgson & Bill Mason. Staff members present were: Shaelyn Strattan, Planner III, Don Ratzlaff, Planner II, Julie Russell, Planner I and taking minutes, Gina Kathan, Permit Tech. Robert Sellman was absent.

2. PLEDGE OF ALLEGIANCE

3. AGENDA CHANGES: None

4. PUBLIC COMMENT PERIOD: None

CONSENT AGENDA

Approval of the Minutes from October 6, 2005

A motion was made to approve the consent agenda.

Moved: Mines

Second: Mason

Passed: 4-0-1-0

Abstain: Kuehl

REGULAR AGENDA

5. PUBLIC HEARING:

CONTINUED FROM 9/15/05

❖ *Correction made to the motion for 05-68 As-Built Variance*

Tape 1, Side A

- A. 2005-68 AS-BUILT VARIANCE for TOM and KIM ZIONCHECK The applicants have requested a rear setback variance from twenty (20') feet to zero (0') feet for an as-built recreational vehicle storage port. The subject property is located at 1789 Lighting Lane in Arnold. Current zoning is R1 (Single-Family Residential). (APN 24-029-064 is Lot 45 of Unit 1 in Fly-In-Acres Subdivision and is a portion of the Section 32, T5N, R15E, MDM).

Planning Staff presented the staff report and recommendations. Julie Russell gave reasons why staff is not supporting the findings for approval given by the applicant.

The following persons spoke regarding this project: ► Commissioner Kuehl does not feel staff has properly addressed “Special Circumstances” under the 1st finding. ► Barry Ward wants to pursue a 3’ setback and an easement vacation for the as-built structure. ► Commissioner Mines questioned the fire hazard with propane tanks on the motor home. ► Barry Ward pointed out that the motor home could be parked anywhere on the parcel without a variance for the structure. ► Commissioner Allured asked Ray Waller of the Building Department to explain any potential fire hazard. ► Ray Waller spoke in regard to the potential fire hazards. ► Jan Davidson spoke in favor of the request for the variance.

❖ ***A motion was made to table the matter to the next meeting, for review and approval of the findings.***

Moved: Kuehl

Second: Mason

Passed: 5-0-0-0

Tape 1, Side A

- B. 2005-55 for a Zoning Amendment for Lonnie E. Delap The proposed project is to change the zoning designation from Recreation (REC) to Rural Commercial (RC) for a portion of a 5.02±-acre parcel, located at 20693 Highway 26 in Glencoe, California. (APN 012-021-034 is a portion of Section 15, Township 6 North, Range 13 East, Mount Diablo Meridian.)

Planning Staff presented the staff report and recommendations.

The following persons spoke regarding this project: ► The applicant and agent, Tom Jeffries, were both available for questions.

A motion was made recommending that the Board of Supervisors grant the Negative Declaration based upon one finding and no mitigating measures.

Moved: Mines

Second: Kuehl

Passed: 5-0-0-0

A motion was made authorizing the Chair to sign **Resolution 2005-88** recommending the Board of Supervisors adopt an Ordinance to approve 2005-55 Zoning Amendment from Recreation (REC) to Rural Commercial (RC) for a portion of a 5.02±-acre parcel based upon the findings as presented.

Moved: Mines

Second: Hodgson

Passed: 5-0-0-0

7. PLANNING DIRECTOR'S REPORT ► Robert Sellman reported that the Board of Supervisors adopted the changes to the Agriculture Zoning, Title 17. There will be a study session with the Board of Supervisors on 11/17/05 regarding the RR vs RA zone districts. The Board Clerk received two appeals the recent Planning Commission decisions: Stamper, 2003-154 and Reynen, 2005-34.
8. OFF-AGENDA DISCUSSION ► Commissioner Mines questioned Planning Staff

about recommending specific zone districts to the public that would allow the highest density possible. Staff assured Commissioner Mines that they don't give recommendations, only what the Code would potentially permit. Robert Sellman reminded the Commission their discretion is still based on appropriate findings. Commissioner Mines requested status on the Subdivision Ordinance re-write. Robert Sellman informed the Commission that the revisions have been tabled for a month and a ½ to give the engineering community to get on board with what work has already been done.

9. ADJOURNMENT OF REGULAR PLANNING COMMISSION The Planning Commission meeting was adjourned at 10:27 a.m.

Robert Sellman, Interim Planning Director

Ted Allured, Planning Commission Chair