

Jackson Planning Commission
Minutes
Regular Meeting of October 20, 2014

COMMISSION MEMBERS PRESENT:

Walt Hoeser, Chairman
Paul Molinelli, Jr., Vice-Chairman
Bob Stimpson

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Wurzbarger, City Clerk

COMMISSION MEMBERS ABSENT:

Fred Hall
George White

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 materials, petitions, packets or comments received at the hearing also become part of these minutes. Action minutes provide the necessary documentation of Planning Commission actions and audio recordings are retained for those desiring more detail on particular agenda item discussion. These audio recordings provide an accurate and comprehensive backup of Planning Commission deliberations and citizen discussion.

Chairman Hoeser called the meeting to order at 6:35 p.m.

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes.

- a. Minutes from the September 15, 2014 Regular meeting.

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and carried by a 3 to 0 (Commissioners Hall and White absent) vote to approve the Planning Commission Minutes from September 15, 2014 as amended. Motion passed with the following vote:

AYES: Hoeser, Molinelli, Stimpson,
NOES: None
ABSENT: Hall, White
ABSTAIN: None

3. Tree Removal 225 Broadway, Jim & Frank Rooney, APN 020-312-001.

City Planner Peters report in accordance with City of Jackson, Development Code, Article III, Chapter 17.40 Landscape Standards, the applicant is requesting permission to remove two conifer trees 18 and 24 inches diameter at breast height (DBH) located on the western boundary of the property (along South Avenue) to accommodate construction of a parking lot. The applicants are in the process of remodeling 225 Broadway which is zoned Limited Commercial and is used for multi-family residences. They are not required to provide parking for their tenants because the project is considered an existing non-conforming use (by standard). However, additional off-street parking in the area would be beneficial to reduce existing congestion on Broadway.

Should the Planning Commission choose to approve removal of these trees, the following Conditions of Approval pursuant to the Development Code, Article III, Chapter 17.40 Landscape Standards are required:

1. AH trees to be saved shall be appropriately fenced and any tree maintenance shall be performed by a qualified arborist.
2. A minimum of six 15 gallon trees shall be planted and maintained on site to replace the two removed trees.

Should the Planning Commission choose to approve the tree removal for Jim and Frank Rooney the Commission should adopt a resolution approving the proposed tree removal plan at 225 Broadway subject to the Conditions of Approval located in this report.

Jim and Frank Rooney, Applicants, were present to answer question of the Planning Commission. Jim Rooney reiterated they were requesting permission to remove two conifer trees provide parking for their tenants and additional off-street parking in the area would be beneficial to reduce existing congestion on Broadway

Chairman Hoeser opened the Public Discussion. Casey Emerson and Candi Emerson spoke against removal of trees regarding questionable ownership - property not surveyed, accessibility to their property during removal and lack of appropriate permitting. Hearing no further comment from the public, Chairman Hoeser closed the public hearing.

City Planner Peters stated ownership of the alley is not on the agenda and noted the City Engineer has researched this alley and determined the City of Jackson does not own it.

Jim Rooney reported according to the legal description the trees are clearly on their property.

City Planner Peters stated staff felt the trees were on the Rooney's property.

After considerable discussion among the Planning Commission and staff the following motion were made:

Moved by Commissioner Simpson, seconded by Vice-Chairman Molinelli, and unanimously carried by a 3 to 0 vote (Commissioners Hall and White absent) to approve carried to:

1. **Instruct Staff to file a Categorical Exemption; and,**
2. **Adopt a Resolution Approving Appeal of Design Review Committee Denial to Replace Siding at 214 North Main Street.**

Motion passed with the following vote:

AYES: Hoeser, Molinelli, Stimpson
NOES: None
ABSENT: None
ABSTAIN: Hall, White

City Planner Susan Peters stated the action is appealable to the City Council with a written request and a \$200.00 fee to the City Clerk within 10 calendar days.

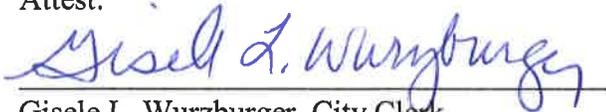
3. Administrative Reports.

City Planner Peters reported on the following:

1. Status of the Amador County, Jackson and Plymouth Joint Study Session on Energy Action Planning Project.
2. Status of the General Plan Housing Element Update.
3. Candi Emerson has submitted a letter of appeal regarding the Site Review Committee's approval of 225 Broadway Parking Plan and this item will be on the next agenda for consideration.

Adjourn 7:17 p.m.

Attest:


Gisele L. Wurzburger, City Clerk

Date Approved: February 17, 2015