

Jackson Planning Commission

Minutes

Regular Meeting of March 18, 2013

COMMISSION MEMBERS PRESENT:

Kathryn Devlin, Vice-Chairman
Walt Hoeser, Chairman
Fred Hall
Paul Molinelli, Jr.
George White

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COMMISSION MEMBERS ABSENT:

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. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

Chairman Hoeser called the meeting to order at 6:30 p.m.

1. **Public Matters Not on the Agenda.** None.
2. **Approval of Minutes.** Minutes from the October 15, 2012 and January 22, 2013 Regular meetings.

Moved by Vice-Chairman Devlin, seconded by Commissioner Molinelli, and carried by a 4 to 0 vote (Chairman Hoeser abstained) to approve the Minutes for October 15, 2012 as amended.

Moved by Vice-Chairman Devlin, seconded by Commissioner Molinelli, and unanimously carried to approve the Minutes for January 22, 2013 as presented.

For the record: 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.

3. **Public Hearing – Six Month Review Conditional Use Permit 2012-01, to Allow for Swap Meet, Auto Sales, and Mobile Food Service, 645 Highway 49/88, APN 020-140-023, Mike Koll, Amador Auction House.**

City Planner Peters reported at the July 2012 meeting the Planning Commission reviewed and approved a Conditional Use Permit for Mike Koll to operate a swap meet, automobile sales, and mobile food facility in the Amador Auction House parking lot at 645 Highway 49/88 (APN 020-140-023). The following is the list of conditions placed on the permit:

1. Conditional Use Permit 2012-01 shall be reviewed by the Planning Commission at their January 2013 meeting.
2. The number of vendor stalls in the parking lot shall be limited to 30.

3. Hours of operation shall be limited to 7 a.m. to 5 p.m. on two Saturdays a month.
4. Swap Meet vendors shall park in the upper lot off of Sutter Street to the greatest extent feasible. This Condition shall be implemented to the satisfaction of the Senior Building Official.
5. To minimize parking on the street and at neighboring properties, a sign plan directing vendors and patrons to appropriate parking shall be developed, submitted, and approved by the City Planner prior to the first swap meet.
6. There shall be no electrical power provided to the vendor stalls. Any vendor appliances or electronics shall be battery powered. This Condition shall be implemented to the satisfaction of the Senior Building Official.
7. There shall be no outdoor amplification of any kind.
8. The food vendor shall have a non-motorized cart and shall only operate on Saturdays when there is a scheduled swap meet or auction.
9. The applicant shall submit to the Planning Department a landscape plan to minimize visual impacts of the swap meet to surrounding properties. The plans, once approved by the City Planner, shall be implemented prior to the January 2013 Planning Commission review hearing.

To date the swap meets appear to be operating within the restrictions of the use permit with the exception of Condition of Approval No. 9 - Landscaping. Landscape plans have been submitted to the Planning Department, but landscaping has not yet been implemented. Additionally, the Planning Department has not received any complaints from the public regarding operation of the swap meet.

Chairman Hoeser opened the public hearing: Thornton Consolo provided his concerns regarding Conditional Use Permit 2012-01. Hearing no further comments from the public, Chairman Hoeser closed the public hearing.

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

Moved by Vice-Chairman Devlin, and seconded Commissioner Molinelli and unanimously carried to approve the current six month review of Conditional Use Permit 2012-01, to Allow for Swap Meet, Auto Sales, and Mobile Food Service, 645 Highway 49/88, Mike Koll, Amador Auction House and directed staff to schedule another six month review for September 16, 2013 meeting.

4. Administrative Reports. This section is to provide staff and Commissioners an opportunity to present oral status reports on issues.

City Planner Peters reported on the following:

1. Staff continues to works with Amador County staff regarding the Sphere of Influence Proposal Update.
2. At the Planning Commission April 15 meeting there will be two items on the agenda:
3. Sign Exception Teresa Ferrucci, 1105 N. Main Street.
4. Rezone, General Plan Amendment and Variance for a Boundary Line Adjustment, St. Save Serbian Orthodox Church, 714 N. Main Street.

Adjourn 7:00 p.m.

Attest:


Gisele L. Cangelosi, City Clerk

Date Approved: March 18, 2013