Jackson Planning Commission
Minutes
Regular Meeting of August 15, 2016

COMMISSION MEMBERS PRESENT:
Walt Hoeser, Vice-Chairman
Paul Molinelli, Jr., Chairman
Steve McLean
George White
Bob Stimpson

CITY STAFF PRESENT:
Susan Peters, City Planner
Gisele Wurzburger, 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. Actions minutes 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 Molinelli 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 June 20, 2016 meeting.

Moved by Vice-Chairman Hoeser, seconded by Commissioner Stimpson, and carried by a 5 to 0 vote to approve the Planning Commission Minutes from June 20, 2016 as amended. Motion passed with the following vote:

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

3. Public Hearing - Conditional Use Permit to allow for a Pawn Shop, William Pitzer, Foothill Firearm Supply, LLC, 845 North Highway 49/88 APN 020-140-044.
City Planner Peters reported the applicant, Mr. Pitzer, is requesting a Conditional Use Permit to allow for operation of a pawn shop at his current business, Foothill Firearm Supply, LLC, located at 845 North Highway 49/88. The applicant is proposing to be open for business Tuesday through Saturday from 10 am to 5 pm.

The City of Jackson General Plan Designation and Zoning for this site is Commercial. Development Code, Article III, Section 17.12.030 Commercial, Office, and Industrial District Land Uses and Permit Requirements, allows for a pawn shop in the Commercial Zone with a Conditional Use Permit.

While amendments Conditional Use Permits are typically subject to the California Environmental Quality Act (CEQA), projects which have no possibility of causing an environmental impact can be categorically exempted from CEQA review in accordance with Section 15061(b)(3) of CEQA.

Should the Planning Commission choose to approve this project, the following findings must be made in accordance with Section 17.76.030 Findings and Decision (for Use Permits) of the Development Code:

1. The proposed use is allowed by the Development Code and is consistent with the General Plan.
2. The proposed use is consistent with the overall character of the surrounding neighborhood.
3. The proposed use will not have a significant adverse effect upon the environment.
4. The operating characteristics of the proposed use are compatible with existing and future land uses in the vicinity.
5. Granting the Use Permit would not be detrimental to the public health, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zone in which the property is located.
6. The site, development features, and surrounding improvements for the use are physically suitable for the type and density/intensity of the use.

This project was circulated to the Police Department. The Planning and Police Departments have no recommended Conditions of Approval.

William Pitzer II, applicant was present to answer questions of the Planning Commission.

Chairman Molinelli opened public hearing. Hearing no discussion from the public, Chairman Molinelli closed the public hearing.

Moved by Commissioner Stimpson, seconded by Vice-Chairman Hoeser, and carried by a 5 to 0 vote to approve Conditional Use Permit to allow for a Pawn Shop, William Pitzer, Foothill Firearm Supply, LLC, 845 North Highway 49/88 APN 020-140-044:

1. Instruct staff to file a Categorical Exemption; and,
2. Adopt a Resolution approving Conditional Use Permit 2016-03 for William Pitzer II, at 845 North Highway 49/88 (APN 020-140-044) based on the Findings in this report.

Motion passed with the following vote:

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

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.

4. Administrative Reports.
City Planner Peters reported on the following:

1. Started working on the annual General Plan review which should have been done in April which is State mandated.
2. The City Council approved Ordinance 692 amending Chapter 17.54 of Article III of Title 17 Sign Regulation at the July 11, 2016 meeting.

Adjourn 6:41 p.m.

Attest:

Gisele L. Wurzburger

Gisele L. Wurzburger, City Clerk

Date Approved: October 17, 2016