

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD June 18, 2008

The meeting was called to order at 7:00 p.m. by Chair Person Domenighini.

PLEDGE OF ALLEGIANCE: Chairperson Domenighini led the Pledge of Allegiance.

PRESENT: Woods, Domenighini, Thur, Melquist

ABSENT: Warren

PUBLIC COMMENT:

CONSENT AGENDA:

It was **moved** by Commissioner Woods and **seconded** by Commissioner Thur to approve the Consent Agenda. The motion was unanimously passed and the following items were approved / adopted:

- a) Minutes of Meeting June 4, 2008

NEW BUSINESS: Public Hearing(s)

Willows Christian Church-File #CUP08-05/DR08-01

Willows Christian Church has applied for a Conditional Use Permit and a Design Review to enlarge a non-conforming structure. City Planner Karen Mantele presented the Staff Report stating that the proposed project involves the construction of a 13' 6" high tower onto an existing church structure and to place a functional bell inside the tower.

The applicant, Don Bultema was present representing the Willows Christian Church. Mr. Bultema, stated that the chiming of the bell for the times they propose to ring the bell would be a total of three (3) minutes in a 24 hour time period. Mr. Bultema stated that he had some questions on the Initial Study in regards to Condition #6 and #10. Mr. Bultema stated that the Church would like the wording changed on Condition #6 to state special occasions instead of weddings, funerals, and holidays. Mr. Bultema also asked if it was necessary to notify the adjacent property owners when construction begins, and if this was correct, could the City of Willows provide the church with the 400 foot notice list? City Planner Karen Mantele stated that the City would provide this list to the Willows Christian Church.

Dr. Albert Beck from Eco Analysts was present to address the Commissions questions and to represent his letter submitted with the Church's application. He stated that he has been working with noise elements for many years and felt that the bell is going to ring for very short period of times, and he couldn't see where it would be causing a disturbance.

Chairperson Domenighini opened the Public Hearing to allow citizens of the community to speak on this item. Several members of the public spoke, including Ruth Dado, Lindsay Corwin, Joyce George, Loren Bouldin, and Louise Rawlins who spoke in opposition of the church bell for a variety of

reasons, including, but not limited to, that the number of chimes per day was to excessive, frequency of chimes would interfere with sleep and daily activities, they are appreciative of the fact that they want to improve their building, however they are against the ringing, they live close to the church and it would interfere with their quality of life. They also thought they came to an agreement last year with the church to ring the bell only on special occasions and Sundays.

Persons speaking in favor of the bell tower, namely Sherry Brott, Helen Overholtzer, and Tom Kelly (Willows Christian Church member) stating that they would prefer the bell to ring each hour on the hour starting at 9 am and ending a little after 6 pm and felt the bell ringing over time would become routine noise, and were in favor of the bell. They believed that it fit into the community of Willows and considered it an asset to the community, and believed that it would bring back the historical bell to the neighborhood.

Lengthy discussion ensued amongst the commission and staff on the noise element and the decibel level that was made part of the findings and conditions. Commissioner Woods suggested that a condition be added to the list of conditions of approval that this use permit be brought back to the Commission six months after the building permit is final with a public hearing to hear if there is any public concern with the ringing of the bell.

It was moved by Commissioner Melquist and seconded by Commissioner Woods to approve and adopt the resolution entitled, “ **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A MITIGATED NEGATIVE DECLARATION FOR WILLOWS CHRISTIAN CHURCH BELL TOWER PROJECT LOCATED WITHIN THE LOW DENSITY RESIDENTIAL ZONE ASSESSORS PARCLE NUMBER 002-181-006**

AYES: WOODS, DOMENIGHINI, THUR, MELQUIST

It was moved by Commissioner Woods and seconded by Commissioner Thur to approve and adopt the resolution (with the addition of a condition to bring the Use Permit back with a Public hearing in six months) entitled,” **A RESOLUTION OF THE PLANNING COMMISISON OF THE CITY OF WILLOWS APPROVING CONDITIONAL USE PERMIT (FILE # UP08-05) AND DESIGN REVIEW (FILE #DR08-01) FOR WILLOWS CHRISTIAN CHURCH TO EXPAND A NON-CONFORMING USE/STRUCTURE AND ALLOW CONSTRUCTION OF A TOWER WITH A FUNCTIONAL BELL FOR PROPERTY LOCATED AT 200 S. PLUMAS STREET ASSESSORS PARCEL NUMBER 002-181-006**

AYES: WOODS, DOMENIGHINI, THUR

NOES: MELQUIST

DISCUSSION ITEMS:

1. Cancel July 2, 2008 Meeting

The Commission agreed to cancel the July 2, 2008 meeting and hold the next meeting on July 16, 2008.

COMMISSION COMMENTARY

1. Chairperson Domenighini stated that he wished to thank Mallorie for her service to the Planning Commission.

2. City Planner Karen Mantele stated that there currently is one item on the July 16, 2008 meeting, a Conditional Use Permit for new signage for Bank of America. Possibly another item might be added which would be the Wal-Mart redesign.
3. Chairperson asked Ms. Mantele when the Commission would be discussing the sign ordinance amendment. Ms. Mantele stated that the Commission could look for this item sometime in August or September for further discussion.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk