

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD APRIL 4, 2007

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

PLEDGE OF ALLEGIANCE: Commissioner Lohman led the Pledge of Allegiance.

PRESENT: Domenighini, Lohman, Titus, Melquist

ABSENT: None

APPROVAL OF MINUTES:

It was **moved** by Commissioner Titus and **seconded** by Commissioner Lohman to approve the minutes of March 21, 2007, as presented. All ayes. The motion was unanimously passed.

NEW BUSINESS:

Advisory Request-Business License Application

Applicant: Chris Freeman & Brian Hill/Freeman Granite
Property Owner: Dan Murtha
201 (B) S. Tehama Street
Willows, CA 95988
Location: 201 (B) S. Tehama Street
Parcel Number: 003-061-006
Request: Approval of Business License Application

This is an advisory request being brought before the Commission regarding the issuance of a business license for Freeman Granite, due to the question of whether the business conducted at 201 (B) S. Tehama Street is a permitted use for that zone (Central Commercial/Downtown Historic District). Interim City Manager Gail Wingard represented Karen Mantele, City Planner at the meeting. Ms. Mantele provided Mr. Wingard with an agenda report with suggestions and what she conceived important after a site inspection, and hoped that it would be beneficial to the Planning Commissioners. Mr. Wingard also conducted a site visit, and found that the granite business has been operating for approximately one and a half years with no significant complaints of any source. He visually witnessed the granite slabs stacked on the premises. Mr. Wingard also mentioned that these slabs are polished when they arrive delivered to the site. He also noticed a control of stone dust from the polishing existed, as there were three large containers of water present to control residue from the cutting and polishing. When visiting the site, Mr. Wingard conversed with the owners of the business, and they expressed a desire to create a Show Room/Sales Room within the building. They would display modern kitchen facilities, especially counter tops. The applicants Chris Freeman and Brian Hill were present and answered the Commissioners' questions pertaining to the application.

Discussion took place with regards to permitted uses in the Central Commercial zone. Chair Person Domenighini suggested that the use would be permitted under Zoning Ordinance Section 15.02, number 17 of the Central Commercial District, which states "Other uses, which, in the opinion of the Planning Commission, are similar to those uses listed above." After further discussion, the Commission, by a three to one majority, found the business not to be a permitted use in the Central Commercial Zone and therefore advised the applicants that they must apply for and obtain approval of a Conditional Use Permit in order to obtain a business license.

Further discussion took place regarding the condition of the outside of the property. Mr. Wingard, Interim City Manager, mentioned that he would contact City Staff regarding the abatement of weeds and abandoned vehicles on the property.

SPECIAL STUDY SESSION:

Discussion occurred on subjects that should be reviewed and discussed at a Joint City Council & Planning Commission meeting tentatively scheduled for Wednesday, May 9, 2007. Suggested topics to consider for discussion and review are as follows:

- Council members Thrailkill & Towne, who were present at the meeting, indicated they would be submitting their own items for discussion.

COMMISSION COMMENTARY:

1. Commissioner Melquist expressed his concern with the number of stored junk cars around the City, especially around the entrances to the City. Commissioner Titus provided an example of one business in particular located on Hwy 99 which houses several junk cars, and indicated that it is not a very pleasing visual first impression to a visitor to the City if entering from the South.
2. Commissioner Domenighini asked if any applications had been submitted for the vacant Planning Commission seat.
3. Commissioner Domenighini mentioned that he would like training on the Brown Act sometime in January. Mr. Domenighini asked if City Staff could provide handouts at some point in time.
4. Commissioner Domenighini asked if Ethics Training was required for Elected Officials only or also for Appointed Officials. Mr. Domenighini also mentioned that this is something that the City might want to follow-up with and maybe provide some training for the Commissioners.
5. Council Member Thraikill commented that she had a conversation with the owner of Papa Murphy's Take and Bake Pizza and he inquired about putting a "Now Open" sign on the Wood Street side of his building. Commissioner Titus commented on this subject. She mentioned that when that building went in, there was a condition made that there would be no signs on the Wood Street side of the building, other than approved monument signs. She also indicated that certain members of the community convinced the City to allow 12 inch letters on the windows of the businesses, but no banners were to be permitted. Council Member Thraikill read Section 4-138 from the Willows Code of Ordinance, which explained that a temporary sign that is used to commemorate or celebrate, may be hung with the permission of the City Manager. Interim City Manager Gail Wingard mentioned that he would contact the owner of Papa Murphy's and allow them to hang a sign for no longer than 30 days.

ADJOURNMENT: The meeting adjourned at 8:07 p.m..

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk