

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD FEBRUARY 20, 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, Warren, Domenighini, Thur, Melquist

ABSENT:

CONSENT AGENDA:

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

- a) Minutes of Meeting February 6, 2008
- b) Zoning Ordinance Amendment to Section Seven specifically to amend the process to allow the continued use of a non-conforming structure for residential use (Burn Letter)

NEW BUSINESS:

Willows City Liquor and Food (CUP08-01)

Willows City Liquor and Food has applied for a Conditional Use Permit to install new signage for a new business which is being conducted at 151 S. Tehama Street, and is located in the CC/Downtown Historic Willows District. City Planner Karen Mantele presented this staff report to the Commission stating that this request was to place one (1) 4' x 2' sandwich board sign on the sidewalk near the front entrance. She continued to state that a second sign is proposed on the building and is going to consist of painted lettering with the business name. This sign is proposed to be 7' x 2'. Ms. Mantele continued to state that this request also includes approving a future illuminated sign, consisting of the same square footage. Ms. Mantele further stated that she received comments back from the Public Works and the Building Departments with the Public Works Director commenting that he felt the signs should be professionally done. She also stated that the Building Official stated that the applicant would have to obtain an electrical permit if the Commission approved the future illuminated sign.

The Commission asked to add a 7th condition to the Conditions of Approval which would state “that future lighting shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas.”

Discussion ensued amongst the Commission. The applicant was present and answered questions of the Commission pertaining to the signs, stating the signs would be professionally done. After discussion ceased and questions were answered, it was **moved** by Commissioner Thur and **seconded** by Commissioner Warren to Adopt the Resolution entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING APPROVAL OF USE PERMIT (CUP08-01) TO ALLOW SIGNAGE FOR WILLOWS CITY LIQUOR AND FOOD LOCATED AT 151 S. TEHAMA STREET ASSESSORS PARCEL NUMBER 003-051-017 The motion was unanimously passed.

COMMISSION COMMENTARY

1. Chairperson Domenighini stated that the City Council did not adopt the Resolution pertaining to the Storage containers. Lengthy discussion ensued regarding storage containers. City Manager, Steve Holsinger stated that staff would be putting the minutes together regarding this issue, and they would then be reviewed to make sure all is correct. At this point, they will then be returned to the Planning Commission for further discussion and changes.
2. The Chairman asked about upcoming projects in the Planning Department. Karen Mantele stated that a Conditional Use Permit for signage for C.T. Nails would be on the March 5, 2008 agenda.
3. City Manager, Steve Holsinger stated that City Staff is taking extra precautions regarding signage. They are being regulated as new businesses come into town.
4. Chairperson Domenighini asked staff what the status of the Willows Christian Church bell tower. Karen Mantele stated that she is anticipating an application from the Willows Christian Church for their bell tower project.
5. Commissioner Melquist asked the status of the Wal Mart project. Steve Holsinger informed the Commission that Wal Mart has applied for an extension to their Use Permit and this matter will be before the City Council at their next meeting.
6. Council Member Rosemarie Thrailkill stated that the soup kitchen at the Willows Christian Church has been a success.

ADJOURNMENT: The meeting was adjourned at 8:39 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk