

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD MAY 20, 2009.

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

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

PRESENT: Woods, Warren, Domenighini

ABSENT: Thur, Alves

AGENDA REVIEW: There were no recommended changes by the commission or Staff and the agenda for May 20, 2009 was accepted as presented.

NEW BUSINESS:

Huffman Construction: Design Review (DR-09-04)

City Manager Steve Holsinger presented the façade improvement project to the Planning Commission. The application is requesting approval to upgrade and modify the exterior of the Holi Market building. The primary improvements focus on the repair and replacement of siding on the building. The applicant was not present to answer questions, however the Planning Commission agreed that it was a pretty straight forward project and as such did not have any questions that would have been directed to the applicant. Commissioner Woods made a motion to approve resolution next in line “A Resolution of the Willows Planning Commission approving Design Review Application DR-09-04 (Huffman Construction/Louie) at 255 N. Tehama Street.” Commissioner Warren seconded, all ayes, motion carries.

DISCUSSION ITEMS:

Draft Sign Ordinance

Chairperson Domenighini stated that on Page 7 of the Draft Sign Ordinance under #3 “Appeals” the verbiage is repeated in two separate sentences unnecessarily and could be made into one sentence. Chairperson Domenighini also had concerns about Page 7 under 10.10 “Required Findings” Section (C); he sees the word “substantial” in this case as a possible loophole in the future.

On Page 11, item #4 was discussed by the Planning Commission before and it was agreed that this section would be taken out as businesses should be allowed to illuminate their signs at night. City Manager Holsinger stated that there are several references to this prohibition and wanted to confirm that the Planning Commission would like them all removed.

In regard to Item #5 on Page 11, it was established that identity signs do not include pole signs.

On Page 12, Table 10.18A under “Maximum Sign Height” for CH, CG, ML, MH & PD Combining Districts, it should read 80 feet, the Planning Commission would like “or as allowed by use permit” removed as they want the absolute maximum to be 80 feet.

The incidental signage should read 40 feet for the CH,CG, ML, MH, & PD Combining Districts and 50 feet for the Industrial Districts “or as allowed by use permit” because the Planning Commission would like to consider additional incidental signage on a case by case basis.

On page 13 the last sentence on “Three Requirements” (a) stating “The amount of additional height to be determined by Planning Commission” should be removed.

COMMISSION COMMENTARY

1. The Storage Container Ordinance will be discussed at the June 3, 2009 Planning Commission Meeting.
2. Basin Street has indicated that they will be presenting their final application to the City on May 27th and as such they could be before the Commission around the middle of July.
3. Chairperson Domenighini asked if PMC is going to have a few public meetings regarding the Housing Element besides the stakeholder meeting on May 21st. City Manager Holsinger stated that he is not sure at this time as it is dependant upon the aforementioned meeting.
4. Wal-Mart will soon have a sign plan that will have to come to the Planning Commission as well as Cal Water who will have a Design Review element for their water tank surround.
6. There will be a joint meeting between the Planning Commission and the City Council this summer, the date is being discussed at the moment.
7. Commissioner Woods asked the status on the entryway signs. Clay Dawley said that the City received the plans late May 19th; they have been singed off on and are available for the contractor to pick up.

8. The date and the time of the next meeting will be June 3, 2009 at 7:00pm

ADJOURNMENT: The meeting was adjourned at 8:08 p.m.

LARRY DOMENIGHINI, Chair

Hollie Johnson, Minute Clerk