

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING HELD
MARCH 17, 2010.

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

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

PRESENT: Domenighini, Warren, Woods, Thur

ABSENT: Alves

AGENDA REVIEW: There were no recommended changes by the Commission or Staff and the agenda for March 17, 2010 was accepted as presented.

APPROVAL OF MINUTES: It was moved by Commissioner Warren and seconded by Vice Chairperson Woods to approve the Minutes of the Planning Commission Meeting held February 3, 2010. The motion was unanimously passed.

NEW BUSINESS:

DR-10-01 Design Review, Scott Wagner for Cal Water 500 N, Airport Rd. APN # 017-210-053:

Ms. Karen Mantele, Principal Planner presented the staff report stating that Mr. Scott Wagner on behalf of California Water Service has submitted a Design Review application requesting to construct site improvements on the existing water tank site located at 500 North Airport Rd, just north of the Wal-Mart store. Proposed improvements are to include construction of a 16' x 37' concrete block pump building, install a generator, a metering cabinet, a 10,000 gallon surge tank, grading the site, install irrigation piping, install a 16' wide automatic gate, a perimeter chain link fence, site lighting, and installation of various types of landscaping within and around the perimeter of the project site. The water tank is part of the future expanded Wal-Mart building and is necessary for the increased water supply and fire suppression system for the building.

The project site is zoned CG/ML/PD. The pump house will be dark brown, piping coming out of the ground will be a desert tan and the surge tank will be grouse tan. Proposed lighting will consist of rugged die cast aluminum housing 100 watt micro floodlights on the southeast side of the metering cabinet, near a door on the southeast side of the pump building, and additionally on the northwest and northeast corners of the pump building. These lights will feature adjustable mounting and will be on motion sensors. Two 250- watt medium floodlights will be placed on the south side of the water tank. All lighting will be in dark bronze housing and shall conform to the City's regulations regarding glare onto adjacent property.

Ms. Mantele stated that she would like to amend Condition #17 under the "Public Works Department" heading instead of "...weed barrier in all areas" it should read "... weed barrier in all planter beds." Also under the heading "Improvement Plan & Construction Conditions" #32 Drainage Improvements Ms. Mantele would like to add "h.) Or to the satisfaction and approval of the City Engineer."

Commissioner Thur made a motion to approve "A Resolution of the Planning Commission of the City of Willows Approving a Design Review Application for California Water Service Company to Install Site Improvements for Property Located at 500 North Airport Road, Assessors Parcel Number 017-210-053, with changes to #17 and the addition of #32 (h). Commissioner Warren seconded the motion all ayes, motion carries.

REGULAR BUSINESS:

COMMISSION COMMENTARY

- 1.) Chairperson Domenighini asked Ms. Mantele if there is anything in the queue for the next meeting. Ms. Mantele updated the Planning Commissioners on the Glenn County Office of Education Design Review project that was supposed to be on the agenda for the present meeting but was pulled due to disagreements on whether the School District is obligated to comply with City Ordinances.
- 2.) Ms. Mantele stated that she has been in contact with the individual who is preparing plans for the Daughtry building; Planning Commission should be hearing a Design Review for them in the near future.
- 3.) Commissioner Thur asked how the City is doing on the tower theatre feasibility study. Ms. Mantele stated that the City applied for a PTA Grant to obtain a feasibility study for the old tower theatre building. The City was informed that it was denied that application because the City's Housing Element is not in compliance yet. The City will resubmit in June.
- 4.) Ms. Mantele stated that the next meeting will have a Public Hearing for the six month review of the bell tower for the Willows Christian Church.
- 5.) The Planning Commissioners agreed to hold the next meeting on April 21st.

ADJOURNMENT: The meeting was adjourned at 8:10 pm.

Larry Domenighini, Chairperson

Hollie Johnson, Minute Clerk