

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD SEPTEMBER 2, 2009.

The meeting was called to order at 7:03 p.m. by Chair Person Domenighini.

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

PRESENT: Domenighini, Woods, Alves, Warren, Thur

ABSENT:

AGENDA REVIEW: There were no recommended changes by the Commission or Staff and the agenda for September 2, 2009 was accepted as presented.

CONSENT AGENDA:

It was **moved** by Commissioner Alves 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 Planning Commission Meeting held August 19, 2009.

NEW BUSINESS:

Public Hearings

Design Review #DR-09-06 Stantec Architecture on behalf of McDonalds USA APN# 001-041-019

Karen Mantele, Contract City Planner, presented the staff report stating that Stantec Architecture on behalf of McDonalds USA, LLC has submitted a Design Review application which proposes to modify the existing McDonalds fast food restaurant building by adding a cashier's booth/window to the south side of the drive through area (approx 77 sq ft.) modify the path of travel, add accessible parking area, add another entrance/exit to the west side of the building and upgrade the existing bathroom to meet ADA compliance.

Gary Semling & Mike Maynard from Stantec Architecture and Denny Liu, owner of the McDonalds Restaurant were in attendance and ready to answer questions the public or commissioners may have. Ms. Mantele had a couple questions regarding existing signage on the McDonald's store. There was discussion between Ms. Mantele and Denny Liu regarding the amount of existing signage and what is allowed.

Chairperson Domenighini said that there was a typo on the conditions of approval #8 it should read "...Monday through Friday from 7a.m. to 6 p.m."

Commissioner Warren made a motion to approve the resolution next in line "A Resolution of the Planning Commission of the City of Willows approving a Design Review application for McDonalds USA, LLC for assessors parcel number 001-041-019." Commissioner Thur seconded the motion, all ayes; the motion carries. There is no appeal period for this Design Review.

COMMISSION COMMENTARY

- 1.) Commissioner Warren asked about the signs at Black Bear, Ms. Mantele said she was working on several signage issues within the community and they are definitely on her list.
- 2.) Chairperson Domenighini asked if there is any new business in the hopper. Ms. Mantele said that 1240 W. Wood should be coming forward with a project to turn the existing commercial building on the property into a liquor store
- 3.) Ms. Mantele stated that she had a meeting with Basin Street regarding the northern residential portion of their project. Discussion ensued between the commissioners and Ms. Mantele about subdivision design.

ADJOURNMENT: The meeting was adjourned at 8:11 pm

LARRY DOMENIGHINI, Chair

Hollie Johnson, Minute Clerk