



**MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD DECEMBER 20, 2017**

1. **Call To Order:** 7:00 p.m.
2. **Pledge of Allegiance:** Commissioner White led the pledge of allegiance.
3. **Roll Call:** Karen Mantele, Planner; Wayne Peabody, Interim City Manager; Bob Hunt, City Attorney

Commissioners:

PRESENT: Griffith, Michael, Benningfield, Woods, White

ABSENT:

4. **Agenda Review:** Chair Griffith asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.
5. **Public Comment:** Chair Griffith introduced the item. No public comments were made.
6. **Approval of Minutes:** It was moved by Commissioner Michael and seconded by Commissioner Benningfield to approve the minutes of October 18, 2017 and November 15, 2017.
7. **NEW BUSINESS/PUBLIC HEARING(S):**

- a. **Design Review (File# Dr-17-05) Applicant/Owner: Anil Patel/Same 452 N. Humboldt Avenue/Assessors Parcel Number 005-370-002/CH zone/Highway Commercial Land Use Designation/Design Review for exterior façade improvements to an existing structure (Motel 6)**

Chair Griffith introduced the item. Ms. Mantele presented the staff report. A short discussion was had among the Commission and staff.

Motion: Commissioner Benningfield/Second: Commissioner White

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting Design Review approval (File # DR-17-05) to Anil Patel of Motel 6 to install exterior façade improvements to an existing motel for property located at 452 N Humboldt Avenue, Assessor's Parcel Number 005-370-002

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:

ABSENT:

ABSTENTION:

- b. **Tentative Parcel Map Extension (File# MSUB-07-04) Applicant/Owner: Kyle & Tanya Persky 749 & 759 S. Merrill Avenue/Assessors' Parcel Number(s):001-330-017 & 001-017-018/R1 (Single Family Residential) zone/Low Density residential Land Use Designation/Request for one year extension to phased tentative map.**

Chair Griffith introduced the item. Ms. Mantele presented the staff report. A brief discussion was had among the commission and staff.

Motion: Commissioner Michael/Second: Commissioner White

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting approval for a one year time extension to a phased tentative map File # MSUB-07-04 for Kyle & Tanya Persky for property located at 749 & 759 S. Merrill Avenue, Assessor's Parcel Numbers 001-330-017 & 001-330-018.

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:

ABSENT:

ABSTENTION:

c. Use Permit (File# UP-17-04) Applicant/Owner: Ken Ridino/Michael Schwenne

459 N. Tehama Street/Assessor's Parcel Number 005-403-012/CG (General Commercial) zone/General Commercial Land Use Designation/Request to establish a residential use

Chair Griffith introduced the item. Ms. Mantele presented the staff report.

Chair Griffith opened the public hearing at 7:17 pm. Ken Ridino spoke stating how he will be using the structure space. Commissioner Woods asked if clients would be coming to the residence. Mr. Ridino stated no. The public hearing was closed.

Motion: Commissioner White/Second: Commissioner Michael

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the city of Willows granting use permit approval (File# UP-17-04) to Ken Ridino to establish a residential use (duplex) within an existing structure for property located at 459 N. Tehama Street, Assessor's Parcel Number 005-403-012.

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:

ABSENT:

ABSTENTION:

Ms. Mantele reminded the applicant that there is a ten (10) day appeal period following the Planning Commission decision on the use permit.

d. Cannabis Land Use Discussion

Prior to the introduction of the item, Chair Griffith made a statement regarding comments he made at a city council meeting that were his personal opinion. He does not feel those statements will lay into any future decision regarding cannabis issues as he felt he could be fair and impartial and was here to serve the public. Commission Benningfield also made a statement saying she had made a statement at a city council meeting that may have given the perception that she could not be fair and impartial on the issue. Due to this Commissioner Benningfield chose to abstain from the discussion and vote on this issue.

Ms. Mantele presented the staff report. Discussion and commentary was had regarding the 1,000 foot buffer, possible locations and zoning between staff and Commission and the public. Several members of the public spoke regarding the 1,000 foot buffer, the inclusion of churches along with schools and preschools in regards to the buffer, possible dispensary locations, economic considerations and the downtown commercial area.

It was the consensus of the Commission to give direction to staff to return to the next planning commission meeting with a maps showing 600' buffers, 1000' buffers and indicating locations of parks, schools, pre-schools, licensed day cares and churches.

8. COMMISSION COMMENTARY: None

9. ADJOURNMENT: 8:10 pm

ROBERT GRIFFITH – Chair

Maria Ehorn – Minute Clerk

