



**MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD APRIL 18, 2018**

1. **Call to Order:** 7:00 p.m.
2. **Pledge of Allegiance:** Chair White led the pledge of allegiance.
3. **Roll Call:** Karen Mantele, Planner; Maria Ehorn, Minute Clerk.

Commissioners:

PRESENT: White, Griffith, Michael

ABSENT: Woods, Hansen

4. **Agenda Review:** Chair White 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 White introduced the item. No public comments were made.
6. **Approval of Minutes:** It was moved by Commissioner Griffith and seconded by Commissioner Michael to approve the minutes of March 21, 2018.

The motion passed unanimously 3/0 by the following voice vote:

AYES: White, Griffith, Michael

NOES:

ABSENT: Woods, Hansen

ABSTENTION:

7. NEW BUSINESS/PUBLIC HEARING(S):

- a. **Use Permit (File# UP-18-01) Applicant/Owner: Ron L. Dedman/Upkar Dhaliwal**

1242 W. Wood Street/Assessors Parcel Number 001-041-015/CH (Highway Commercial) zone/Highway Commercial Land Use Designation/Use Permit to allow establishment of a Major Automobile Repair Service business within an existing commercial building.

Chair White introduced the item. Ms. Mantele presented the staff report. Ms. Mantele reported she had received a letter from an adjacent property owner speaking against allowing the use permit.

Chair White opened the public hearing. Several people from the audience spoke. Mr. Clemens spoke of concerns on allowing the use and the upkeep of the property. Mr. Ibrahim, an adjacent property owner, expressed the similar concerns. They would like the business to maintain a more appealing appearance. Mr. Dedman, the applicant, was in the audience and explained what type of automobile service he does and will be doing. He also stated he is working on getting the abandoned vehicles removed from the property and cleaning the property up.

Chair White closed the public hearing. Ms. Mantele spoke giving a little more background on the uses and history of the property. In the past several use permits were approved for various uses. There was brief discussion between the Commission and staff regarding fencing, removal of cars, etc.

The consensus of the Commission was to approve the Use Permit with amendments. The Commission would like Condition of Approval (COA) #5 to be amended to include fencing on the west side of the property which can be fitted with slats for a visual barrier, add a conditional six (6) month review and a condition stating no residential uses are allowed on the property without City approval.

Motion: Commissioner Michael/Second: Commissioner Griffith.

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows approving a Use Permit application (File #UP-18-01) for Ron L. Dedman to establish a major automobile repair service business within an existing commercial building for property located at 1242 W Wood Street, Assessors parcel 001-014-015 as amended.

The motion passed unanimously 3/0 by the following voice vote:

AYES: White, Griffith, Michael

NOES:

ABSENT: Woods, Hansen

ABSTENTION:

8. COMMISSION COMMENTARY:

- a. Chair White asked staff about the status of the building that is supposed to go over the new dryer at the Valley Carwash. Staff will check on the status.
- b. Commissioner Michael spoke about the planning commission academy.
- c. Commissioner Griffith stated that the Commission should take a look at the downtown parking exemption.
- d. Ms. Mantele gave a brief update/status on several of the ongoing projects. She also updated the Commission on possible items for the next planning Commission meeting.

9. ADJOURNMENT: 7:45 p.m.

PEGGY WHITE – Chair

Maria Ehorn – Minute Clerk