



***AMENDED MINUTES**
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
November 15, 2016

(Un-adopted – Subject to Approval)

1. **CALL TO ORDER**

The Regular Meeting of the Dixon Planning Commission was called to order at 7:09 p.m. by Chair Kevin Johnson.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Johnson.

3. **ROLL CALL**

Present: Commissioners Jim Ernest, Don Hendershot, David Reese, Don Ritchey, and Chair Kevin Johnson

Absent: Commissioners Jill Orr and Joe Quinn

4. **CORRESPONDENCE**

None.

5. **AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)**

None.

6. **APPROVAL OF AGENDA**

A motion was made by Commissioner Ritchey, seconded by Commissioner Hendershot to approve the Agenda as presented. There was consensus to move forward with the Agenda.

7. **CONSENT CALENDAR**

- 7.1 A motion was made by Commissioner Ritchey, seconded by Commissioner Ernest, to approve the Minutes from the September 20, 2016, Regular Planning commission Meeting as presented.

Roll call was taken as follows:

Ayes: Ernest, Hendershot, Reese, Ritchey, Johnson
Noes: None
Abstain: None
Absent: Orr, Quinn

- 7.2 A motion was made by Commission Reese, seconded by Commissioner Ernest to approve the Minutes from the October18, 2016, Regular Planning Commission Meeting. Roll call was taken as follows:

Ayes: Ernest, Reese, Johnson
Noes: None
Abstain: Hendershot, Ritchey,
Absent: Orr, Quinn

8. **PUBLIC HEARINGS**

- 8.1 Request for General Plan Amendment, Zoning Text Amendment, Use Permit, and Design Review in order to allow mini storages with caretaker's residence as conditionally permitted uses in the Highway Commerical Zone District.

There was no hearing. Applicant and owner withdrew application by two (2) letters dated October 24, 2016 from Robert Sesar and Victor Wu to Scott Greeley, Associate Planner. This was noted on the Agenda.

- 8.2 City Council direction for Commission to review the **Appeal of Connie Lewis for Use Permit #16-03 Approval to Re-Establish the Former Use as an Auto Repair Shop (Jay's Safety Lane).**

Scott Greeley, Associate Planner, discussed and presented the background information regarding the reestablishment of Jay's Safety Lane, use of it as an auto repair business and possible auto restoration. On September 13, 2016, the City Council heard the appeal and sent it back to the Commission for reconsideration.

Commissioner Johnson requested the following points be entered into the record: (1) After the September 13, 2016 City Council Meeting, Mr. Johnson met with Ms. Lewis on the following Tuesday, walked the

property to discuss ideas to mitigate concerns regarding the application, particular new fencing and painting; (2) Mr. Johnson had phone calls with Lisa, the potential tenant who explained her intent with the business making it an auto restoration. (3) Prior to the September 13, 2016 City Council Meeting, he had no comments or meetings with Connie Lewis. (4) If the City is supportive of the business, the zoning and permits has impacts and consequences for the entire city, not with just the new business. (5) Mr. Johnson received correspondence from Ms. Lewis today and entered into the record.

Public comments received from Connie Lewis, Lisa Castillo, Sherry Fanning, Luis Castillo, Mike Ceremello, Sylvia Lewis, and Ruben Salcedo. All were in support of Ms. Lewis' appeal. Ms. Fanning was not aware of a possible fencing requirement potentially blocking Bud's Grill from loading and unloading supplies. Ms. Lewis stated auto restoration has always been part of the application.

Acting Fire Chief, Greg Lewis, Mr. Greeley and Planning Director, Ms. Kristen Maze answered questions from the Commission. Chief Lewis addressed occupancy as it relates to the building and fire code requirements. For example, an approved fire extinguishing system for the paint booth is required.

- * A motion was made by Chair Johnson, seconded by Commissioner Ernest Ritchy to approve the uses proposed by the applicant, including the recommendation made by staff that a fully completed Conditional Use Permit (CUP) with conditions of approval must be submitted for approval with a future design review application.

Roll call was taken as follows:

Ayes:	Hendershot, Reese, Ritchey, Johnson
Noes:	Ernest,
Abstain:	None
Absent:	Orr, Quinn

9. **UNFINISHED BUSINESS**

None.

10. **NEW BUSINESS**

None.

11. **ITEMS FROM THE PLANNING COMMISSION**

None.

12. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

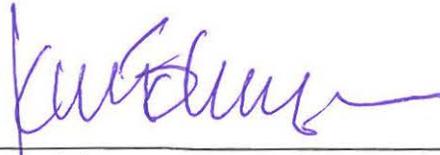
Ms. Kristen Maze asked if the Commissioners would be available for the December 20, 2016 Planning Commission Meeting. All Commissioners present confirmed they would be available.

13. **ADJOURNMENT**

The Regular Meeting of the Dixon Planning Commission adjourned at the hour of 8:21 p.m.



Holli Churchwell
Recording Secretary



Kevin Johnson
Commission Chair