

City of Williams Planning Commission Minutes

810 E Street / P.O. Box 310, Williams, CA
95987

Regular Meeting of the Planning Commission
March 28, 2011
Minutes

The Planning Commission of the City of Williams meets this 28th day of March 28, 2010 at the hour of 7:00 p.m.

1. ROLL CALL:

PRESENT: Commissioners Bob Freeman, Nancy Marshall, Ed Davis, and Chairman Joel Sanders.

ABSENT: Commissioner David Miles.

ALSO PRESENT: Charles Bergson, City Administrator
Gary Price, Interim City Planner

2. Chairman Sanders opened the meeting at 7:00 p.m. leading with the Pledge of Allegiance.

3. Chairman Sanders declared time for a period of public comment. With no public, Chairman Sanders closed the period of public comment.

4. Chairman Sanders declared time for approval of the February 28, 2011 Regular Meeting Minutes. It was noted that Commissioners Davis had not received the draft minutes and therefore did not have time to review them before the meeting. The minutes will therefore be carried over to the next regular meeting of the Commission on April 25, 2011.

5. Chairman Sanders declared time a request for Use Permit UP11-01 for proposed home occupation of Bryan Shults to conduct office support for an electrical contracting business in the R-1 District at 682 Franklin Drive. Mr. Price approached the Commission regarding this request and indicated that the use

would comply with the home occupation provisions of the Zoning Code and recommended that the Commission approve the application as proposed.

Chairman Sanders opened the matter for public comment. Applicant, Bryan Shults concurred with the staff findings and recommendation.

Discussion was held by the Commission regarding home occupation operations. Commissioner Marshal questioned whether any signage would be used for the business. Mr. Shults clarified that no signage would be used. Some interest was shown by the Commission to review the City's purview over vehicle signage, particularly as it relates to home occupations. Mr. Bergson indicated that staff would look into this matter and report back to the Planning Commission at their next regular meeting.

Commissioner Marshal motioned to approve Use Permit Application UP11-01 based on findings and subject to operational criteria listed in the Zoning Code. Motion seconded by Commissioner Davis. Motion carried by the following vote and based on the following findings and conditions of approval:

Ayes:	Commissioners Freeman, Marshall, Davis, and Chairman Sanders.
Absent:	Commissioner Miles
Noes:	None.
Abstain:	None.

Mr. Price gave a status report on the General Plan Update and handed out a revised time schedule for completing this program. He noted that the Housing Element Update was on a different track than the other sections of the General Plan. The State Department of Housing and Community Development (HCD) conducted a preliminary review of the Housing Element Draft Revision staff prepared last week and seemed happy with it. If HCD completes it's review by mid April, it is conceivable that a public hearing would be held by the Commission on April 25, 2011, to recommend approval to the City Council. Relative to the other portion of the General Plan staff noted that Module 3 of the Zoning Code Update would be presented to the Commission on April 25, 2011. The General Plan Advisory Committee is scheduled to review Module 3 on April 11, 2011.

Chairman Sanders adjourned the meeting at 8:00 p.m.

Approved: _____
Joel Sanders, Chairman

Attest: _____
Gary Price, Interim City Planner