



MINUTES
Meeting of the
CITY OF COLUSA PLANNING COMMISSION
WEDNESDAY January 27, 2009, at 7:00 PM
425 Webster Street, City Hall (530) 458-4740

The public may address the Commission on any agenda item during the Commission's discussion of that item. When doing so, and when commenting on non-agenda items, we ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and please keep their remarks brief. If several persons wish to address the same item, or if any one person's comments are excessive, a two (2) minute time limit may be imposed on individual speakers.

1. MEETING CALLED TO ORDER AND ROLL CALL

The meeting was called to order at 7:03. Commissioners present: Selover, White, Herrick, and Settlemire. Staff present: Senior Planner Bryan Stice

2. CONSENT CALENDAR: Items on the Consent Calendar may be removed and discussed at the request of a Commission member.

- A. **Action Minutes:** December 16, 2009 minutes. **Members of the Commission noticed that the minutes before them appeared to be from a meeting other than the December 16th Planning Commission meeting. Planner Stice agreed that the minutes appeared incorrect and that he would deliver the correct minutes via email.**
- B. **Correspondence:** No correspondence received as of January 25, 2010. **Letter (dated and submitted on Jan. 27th) from Paul Richter (re: Ketelhut Addition at 741 Main St.) was distributed to the Planning Commission at this meeting.**

3. PUBLIC COMMENTS: The public may address the Planning Commission on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.

No public comments presented.

Motion made by Commissioner Settlemire, seconded by Commissioner Selover, to move up agenda item 5 (Planning Commission Matters), approved by a vote of 4-0-1.

4. PLANNING COMMISSION MATTERS:

- A. Discussion and vote to decide reorganization of the Planning Commission Chair.

Chairman Settlemire acknowledged that it was time for the Planning Commission to consider reorganization of the Commission chairmanship. Commissioner Selover introduced a motion to keep Settlemire as the Chair; no second; motion failed. Commissioner White introduced a motion to approve Commissioner Selover as Chair; motion was withdrawn. Commissioner Herrick motioned Commissioner Selover to be Vice Chair, seconded by Chairman Settlemire. Motion carried 4-0-1. Commissioner Selover motioned for Chairman Settlemire to remain as Chair, seconded by Commissioner Herrick. Motion carried 4-0-1.

Motion made by Chairman Settlemire to move up agenda item 6 (Public Workshop), approved by a vote of 4-0-1.

5. PUBLIC WORKSHOP

- A. Discussion and prioritization of Zoning Ordinance updates in order to conform with the City of Colusa 2007 General Plan.

Planner Stice discussed the need for some clarification over how the Planning Commission would prefer going about amending the City of Colusa Zoning Ordinance -particularly, the scope and the order of which Zoning Ordinance sections should be addressed first.

Commissioner Herrick commented on the need to bring the Zoning Ordinance into conformance with the General Plan. He also said that an effective past practice has been to propose changes in a step-by-step manner.

Chairman Settlemire mentioned parking and fence heights as important issues that should be better addressed during the Zoning Ordinance update process.

Commissioner Selover expressed the importance of working very closely with staff, and to accurately reflect the intent of the General Plan. He preferred that the Commission begin with page 1 and to go forward from there.

Planner Stice differentiated between Zoning Map versus Zoning Ordinance amendments, and questioned if any map changes were in order due the recent General Plan update. He asked about which sections the Commission might have a consensus in to begin the amendment process.

Commissioner White recommended a process where each Commissioner reviews Sections 1-4 for discussion during the next Planning Commission meeting.

Commissioner Herrick motioned for the Commission to review Zoning Ordinance Sections 1-4, seconded by Commissioner Selover, and the motion passed 3-0-1.

6. PUBLIC HEARING:

| | |
|---------------------|-----------------------------------|
| Application Number: | 01-10 (CUP) |
| Applicant: | John Ketelhut |
| Owner: | John Ketelhut |
| APN: | 001-035-007 (741 Main Street) |
| Zoning: | General Commercial (C-G) District |

The Planning Commission will consider an application for a Conditional Use Permit to allow a 720-square-foot, residential addition above an existing single-story commercial building. Section 10.02 (A.) of the City of Colusa Zoning Ordinance requires approval of a Conditional Use Permit in order to construct dwellings within the General Commercial (C-G) District.

Commissioner Herrick recused himself from the public hearing since he owns property in close proximity to the project site. He also indicated that he intended to speak during the public comment period for this item.

Planner Stice presented the staff report for the proposed project.

Commissioner White asked if a separate sewer connection would be required of the project.

Planner Stice was not sure if the Public Works Department would require a separate sewer connection should subsequent building plans come in for plan check.

Project representative, Jeramy Chapdelaine, stated that the project proponents were encouraged by the previous planning and development staff to keep the proposed and existing structures together, specifically to avoid multiple hook-ups.

Chairman Settlemire asked the project representatives if there was any additional information that they wished to communicate to the Planning Commission.

Mr. Chapdelaine indicated the efforts of the applicant to compliment the historical character of the block and neighborhood.

Chairman Settlemire stated that he objected to condition of approval #2.

Commissioner Selover also objected and referenced that there are greater impacts to the existing alley due to the larger public vehicles, etc... already using the alley.

Neighboring property owner, Mike Herrick, stated that *if* alley damage was done, *then* the applicant should be required to replace any damaged portions of the alley. Mr. Herrick also indicated his support for the project since it represents the intent of the General Plan.

Commissioner Selover discussed how the Richter building did not originally fit in with the historic character of the neighborhood, but that the owner to steps blend it in better. He also expressed his disappointment in the Heritage Preservation Committee (HPC) for not doing more to protect the character of the neighborhood during their review of this application.

Mike Herrick addressed Commissioner Selover's concerns, and concluded that the HPC should consider ways to help stimulate this particular historic district.

Applicant, John Ketelhut, addressed the Commission and described himself as a "half artist" wanting to bring the subject building back to its original condition. He explained that the rear portion of the building was built in 1989. Mr. Ketelhut also discussed how the site was originally built with the intent to accommodate both residents and business owners.

Commissioner Selover asked Mr. Ketelhut to look at both neighboring buildings, and to make his best attempt to have his new addition fit in. Commissioner Selover conveyed that he recognized the economic value and importance of this project. He suggested that condition of approval #2 be removed if the project were to be approved.

Chairman Settlemire asked for a motion. Commissioner Selover motioned to exclude condition #2 from Conditional Use Permit Application # 01-10 (CUP), seconded by Commissioner White. The motioned passed with the following vote:

Ayes: Settlemire, Selover, White
Nays: none
Abstained: Herrick
Absent: Flagor

The Planning Commission took a recess at 9:30pm to review a larger set of the applicant's building plans. At 9:37pm, the Commission reconvened after reviewing proposed building materials, parking options, etc... Planner Stice drew attention to the requirement for one (1) covered parking space, and that if the Commission agreed then they should add such as a condition of approval. (As determined below, this condition was intentionally left out.)

Commissioner Selover moved to approve Resolution #2010-01, striking condition of approval #2, #5 and #6, and amending condition of approval #3 by striking the words "must be." The motioned passed with the following vote:

Ayes: Settlemire, Selover, White
Nays: none
Abstained: Herrick
Absent: Flagor

Commissioner Selover expressed concern that requiring mixed-use developments to have both commercial and residential water meters would hinder future, similar developments and revitalization of the historic district.

Chairman Settlemire noted that there was nothing else on the agenda and the Planning Commission adjourned the meeting at approximately 9:45pm.

7. **ADJOURNMENT:** Meeting adjourned to the February 24, 2009, Planning Commission meeting. The meeting will be held at 7:00 p.m. in the City Council Chambers at City Hall.