



CITY OF HUGHSON
REGULARLY SCHEDULED (RESCHEDULED)
PLANNING COMMISSION MEETING
City Hall Council Chambers
7018 Pine Street, Hughson, CA

MINUTES
TUESDAY, JANUARY 5, 2016 – 6:00 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL:

Present: Chair Julie Ann Strain
Vice Chair Mark Fontana
Commissioner Karen Minyard
Commissioner Ken Sartain
Commissioner Alan McFadon

Staff Present: Jaylen French, Community Development Director
Dominique Spinale Romo, Assistant to the CM/City Clerk
Daniel J. Schroeder, City Attorney

FLAG SALUTE: Chair Julie Ann Strain

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

No Public Comments.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Nominate a Chair and Vice Chair from amongst the Commission for the Year 2016.

Chair Strain opened nominations for Chair and Commissioner Sartain nominated Commissioner McFadon. Commissioner Minyard second the nomination. Chair Strain closed nominations.

SARTAIN/MINYARD 5-0 motion passes to appoint Commissioner McFadon as Chair of the Planning Commission for 2016.

Chair McFadon opened nominations for Vice Chair and Commissioner Sartain nominated Vice Chair Fontana. Commissioner Strain seconds the nomination. Chair McFadon closed nominations.

SARTAIN/STRAIN 5-0 motion passes to re-appoint Vice Chair Fontana to the Planning Commission for 2016.

- 3.2: Approve the Minutes of the Regularly Scheduled Meeting of November 17, 2015.**

SARTAIN/STRAIN 4-0 (MCFADON- ABSTAIN) motion passes to approve the Minutes.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 4.1: Review and Find that Proposed Ordinance No. 2016-01 amending Section 17.02.004.F.3 of Hughson Municipal Chapter 17.02 – Zoning District is consistent with the Hughson General Plan and Recommend that the City Council adopt Ordinance No. 2016-01.**

Director French presented the staff report and the Planning Commission then deliberated on this item.

Chair McFadon opened and closed the Public Hearing at 6:20 P.M. No comments were made.

SARTAIN/STRAIN 5-0 motion passes in Finding that Ordinance No. 2016-01 amending Section 17.02.004.F.3 of Hughson Municipal Chapter 17.02 – Zoning District is consistent with the Hughson General Plan.

SARTAIN/MCFADON 2-3 (FONTANA, MINYARD, and STRAIN – NAY) motion fails to Recommend that the City Council adopt Ordinance No. 2016-01.

The Planning Commission further deliberated on this item with staff and the City Attorney, and ultimately determined that no recommendation would be provided.

- 4.2: Recommend that the City Council adopt Ordinance No. 2016-02, adding Chapter 15.16 – Small Residential Rooftop Solar Energy Systems to Title 15 of the Hughson Municipal Code.**

Director French presented the staff report. Chair McFadon opened and closed the Public Hearing at 6:49 P.M. No comments were made.

MINYARD/FONTANA 5-0 motion passes to recommend that the City Council adopt Ordinance No. 2016-02, adding Chapter 15.16 – Small Residential Rooftop Solar Energy Systems to Title 15 of the Hughson Municipal Code.

4.3: Recommend that the City Council adopt Ordinance No. 2016-03, adding Chapter 15.12 – Flood Damage Prevention to Title 15 of the Hughson Municipal Code.

Director French presented the staff report. Chair McFadon opened and closed the Public Hearing at 6:54 P.M. No comments were made.

FONTANA/STRAIN 5-0 motion passes to recommend that the City Council adopt Ordinance No. 2016-03, adding Chapter 15.12 – Flood Damage Prevention to Title 15 of the Hughson Municipal Code.

5. INFORMATIONAL ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director: Director French updated the Commission on the Dollar General Construction Project, and then advised the Commission that the City is considering the annexation of land in the southwest part of the City.

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

Commissioner Fontana expressed interest in reviewing the City's Zoning map before a General Plan amendment is prepared, to discuss possible changes to be discussed in the event that the City is successful with annexing additional land into the City.

ADJOURNMENT:

Chair McFadon adjourned the meeting at 7:06 P.M.

ALAN MCFADON, Chair

DOMINIQUE SPINALE ROMO, City Clerk