



**Meeting Minutes
Planning Commission**

Juan Miguel Munoz-Morris - Chairman
Mohammad Habib - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner
Liam Downey - Planning Commissioner

Tuesday, August 13, 2019 6:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

AMENDED

The July 25, 2019 Meeting Minutes were amended.*

***NOTICE**

The Planning Commission is scheduled to attend training from 6:00 p.m. - 8:00 p.m.
The regular scheduled meeting will begin immediately following the conclusion of the scheduled training.

SPECIAL/REGULAR MEETING

A special meeting is called at 6:00 p.m. for the purpose of conducting the Bi-annual Harassment Training.

6:00 p.m. Training

8:00 p.m. Regular Meeting

BI- ANNUAL HARASSMENT TRAINING

REGULAR MEETING

8:00 P.M.

CALL TO ORDER

Chair Munoz-Morris called the regular meeting to order.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Juan Miguel Munoz-Morris	Chairman	Present	
Mohammad Habib	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commission Mueller led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 8:08 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No Changes.

MINUTES APPROVAL

1. APPROVE THE JUNE 25, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey

2. APPROVE THE JULY 23, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

*These minutes were amended to include a note of Planning Commissioner Kumar's excused absence from the workshop.

Planning Commissioner Tanda abstained due to his absence from the meeting.

RESULT:	ACCEPTED AS AMENDED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Gonzalez-Escoto, Downey
ABSTAIN:	Tanda, Kumar

PUBLIC HEARINGS

3. UP2019-0002: TENNANT – TONI’S KITCHEN: CONDITIONAL USE PERMIT TO ALLOW A FOOD PRODUCTION FACILITY (WHOLESALE BAKERY) ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-04-030 LOCATED ON THE NORTH SIDE OF TENNANT AVENUE, 275 FEET WESTERLY OF VINEYARD BOULEVARD.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a food production facility.

Contact Planner Rich Buikema presented the staff report.

Chair Munoz-Morris opened the Public Hearing at 8:36 p.m. The following individual addressed the Planning Commission:

- Toni Julian

Hearing no further requests to speak, the Public Hearing was closed.

The Public Hearing was re-opened at 8:53 p.m. The following individual address the Planning Commission:

- Toni Julian

Hearing no further requests to speak, the Public Hearing was closed.

The meeting recessed at 9:12 p.m. and reconvened at 9:19 p.m.

MOTION:

Adopt a resolution approving the Conditional Use Permit with a modification to Section e. - The facility will operate up to seven days per week and add a condition that the Community Development Director shall evaluate any future changes to the approved food production use for general consistency with Conditional Use Permit findings including the evaluation of potential odor impacts on the surrounding area. The Community Development Director may refer any use permit amendment request to the Planning Commission for review and final decision.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director Jennifer Carman gave the Director's Report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:24 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk