



Meeting Minutes
Planning Commission

JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER

Tuesday, May 9, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mueller called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:01 p.m.

STATUS	ATTENDEE
PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Paul Lake, Malisha Kumar
ABSTAIN	
ABSENT	James Wilson
EXCUSED	Liam Downey

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the Pledge of Allegiance at 7:02 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes were made.

MINUTES APPROVAL

1. APRIL 11, 2023 MEETING MINUTES

Recommendation:

1. Accept Minutes

MOTION:

Accept the April 11, 2023 Meeting Minutes

RESULT:	Passed
MOVER:	Planning Commissioner Lake
SECONDER:	Planning Commissioner Tanda
AYES:	Mueller, Tanda, Habib, Lake, Kumar
NAYS:	None
ABSTAIN:	None
ABSENT:	Wilson, Downey

OTHER BUSINESS

2. PUBLIC PROJECTS UPDATE

Recommendation:

1. Receive Report

Public Services Director Chris Ghione gave the presentation at 7:05 p.m.

MOTION:

No action was taken. The Planning Commission received the presentation.

Chair Mueller opened the Public Comment Period at 7:38 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski

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

PUBLIC HEARINGS

3. **MUNICIPAL CODE AMENDMENT AMENDING SECTION 18.24.020 (LAND USE REGULATIONS) OF 18.24 (COMMERCIAL ZONING DISTRICTS) OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL IMPLEMENTING MINOR AMENDMENTS TO THE ADMINISTRATIVE OFFICE (CO) ZONING DISTRICT TO ALLOW VEHICLE-RELATED USES AND OTHER COMPATIBLE USES ON MINIMUM ONE-ACRE LOTS**

Recommendation:

1. Open/close public hearing.
2. Adopt Resolution recommending City Council approval of the Municipal Code Amendment.

Economic Development Director Matt Mahood and Principal Planner Adam Paszkowski presented the Staff Report at 7:40 p.m.

The Planning Commission Meeting recessed at 8:00 p.m.
The Planning Commission meeting reconvened at 8:05 p.m.

Chair Mueller opened the Public Hearing at 8:29 p.m. The following individuals addressed the Planning Commission:

- Miguel Jimenez
- Joe Baranowski

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

MOTION:

Adopt the Resolution recommending City Council approve the Zoning Text Amendment with an added note to "Vehicle Repair and Maintenance, Minor" to reads as "Allowed only when associated with an on-site or off-site automotive manufacturer."

RESULT:	Passed
MOVER:	Planning Commissioner Tanda
SECONDER:	Planning Commissioner Lake

AYES:	Mueller, Tanda, Lake, Kumar
NAYS:	Habib
ABSTAIN:	None
ABSENT:	Wilson, Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 9:01 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk