



**Meeting Minutes
Planning Commission**

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

Tuesday, November 14, 2023 7:00 PM

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

CALL TO ORDER

Chair Tanda called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

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

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake, Malisha Kumar, James Wilson
----------------	--

DECLARATION OF POSTING

Minutes Clerk Luna Declared the Posting of the Agenda at 7:02 p.m.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Chair Tanda opened the Public Comment Period at 7:03 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

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

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

1. SEPTEMBER 12, 2023 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

MOTION:

Accept Meeting Minutes

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

PUBLIC HEARINGS

2. UP2023-0004: DEPOT – SILO RESTAURANT REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE ON-SITE SALE OF ALCOHOLIC BEVERAGES (TYPE 47 LIQUOR LICENSE) AT A "BONA FIDE EATING PLACE" LOCATED AT 17480 DEPOT ST. (APN: 726-14-075).

Recommendation:

1. Open/close public hearing; and
2. Adopt Resolution approving a Conditional Use Permit.

Senior Planner Rich Buikema presented the staff report at 7:09 p.m.

Chair Tanda opened the Public Hearing at 7:15 p.m.

- Charles Weston

Hearing no further requests to speak, the public hearing was closed.

MOTION:

Adopt a Resolution approving the Conditional Use Permit.

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

CONTINUED PUBLIC HEARINGS

3. RECOMMEND APPROVAL OF VEHICLE SALES OVERLAY ZONE (VS) AND VEHICLE SALES DESIGN GUIDELINES (CONTINUED FROM OCTOBER 24, 2023)

Recommendation:

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

Development Services Director Jennifer Carman requested the Planning Commission continue with the Public Hearing.

Chair Tanda opened the Public Hearing at 7:20 p.m. The following individuals addressed the Planning Commission:

- Joe Baranowski
- Rick Kent
- Miguel Jimenez

Hearing no further request to speak, the Public Hearing was closed. 7:40 p.m.

The Planning Commission meeting recessed at 8:06 p.m.

The Planning Commission meeting reconvened at 8:09 p.m.

MOTION:

Adopt a Resolution recommending City Council approve the Municipal Code Amendment as presented by Staff with the following changes to the Ordinance: In Section 1B: 18.30.070 Vehicle Sales Overlay Zone (-VS) - Remove the note asking if parcel numbers should be added, In Table 18.30-2 Permitted Land Uses in Vehicle Sales Overlay District apply Note to vehicle washing, Section D1: Development Standards - Change the percentage to sixty (60) percent, and Section 4a: Parking - Strike the word public.

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

OTHER BUSINESS

There is no other business.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:46 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Tanda adjourned the meeting at 8:50 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk