



Meeting Minutes
Planning Commission

MALISHA KUMAR - CHAIR
LAURA GONZALEZ- VICE-CHAIR
ESCOTO
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER

Tuesday, February 8, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

Chair Kumar called the meeting to order at 07:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 PM.

STATUS	ATTENDEES
REMOTE	Malisha Kumar, Laura Gonzalez-Escoto, Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey
ABSTAIN	None
ABSENT	None
EXCUSED	None

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda at 07:00 PM.

PLEDGE OF ALLEGIANCE

Planning Commissioner Habib led the pledge of allegiance at 07:01 PM.

PUBLIC COMMENT

Chair Kumar 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

No changes made.

CONSENT AGENDA

MOTION:

Accept the Consent Agenda.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib, Downey
NAYS:	None
ABSTAIN:	None
ABSENT:	None

1. January 11, 2022 MEETING MINUTES

Recommendation:
Approve Minutes.

2. January 25, 2022 MEETING MINUTES

Recommendation:
Approve Minutes.

PUBLIC HEARINGS

3. MISC2021-0006: CITY OF MORGAN HILL - INDUSTRIAL PRESERVATION AND OPTIMIZATION POLICY

Recommendation:

1. Open/close public hearing; and,
2. Recommend that the City Council Adopt an Industrial Land Preservation and Optimization Policy.

The Economic Development Director, Matt Mahood, presented the staff report at 7:03 p.m.

Chair Kumar opened the Public Hearing at 7:49 p.m. The following individuals addressed the Planning Commission:

- Richard Noodleman
- Dhruv Gupta
- Hiral Khatri
- Joe Baranowski
- Nick Gaich

Hearing no further requests to speak, the Public Hearing was closed at 8:00 p.m.

MOTION:

Recommend City Council adopt an Industrial Land Preservation and Optimization Policy as proposed by staff with the modification to Section E. - to change the word encouraged to a different word Staff sees more appropriate.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Gonzalez-Escoto
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib, Downey
NAYS:	None
ABSTAIN:	None
ABSENT:	None

4. **ZA2021-0008: MUNICIPAL CODE AMENDMENT AMENDING SECTION 18.26.020 (LAND USE REGULATIONS) OF CHAPTER 18.26 (INDUSTRIAL ZONING DISTRICTS) OF TITLE 18 (ZONING) TO MODIFY THE LAND USES PERMITTED IN THE INDUSTRIAL ZONING DISTRICTS**

Recommendation:

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

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

- Nick Gaich
- Joe Baranowski

Hearing no further requests to speak, the Public Hearing was closed at 8:36 p.m.

MOTION:

Adopt the Resolution recommending City Council Approval of the Municipal code with the following revisions: 1. Maintain the requirement that home improvement centers obtain a Conditional Use Permit (CUP) in the IL-light industrial Zoning District and 2. Require an Administrative Use Permit (AUP) for Medical Offices and Clinics of less than 20,000 square feet in the IL-Light Industrial zoning districts.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib, Downey
NAYS:	None
ABSTAIN:	None
ABSENT:	None

The Planning Commission meeting recessed at 9:36 p.m.

The Planning Commission meeting reconvened at 9:41 p.m.

5. ZA2022-0001 - ADOPTION AND RATIFICATION OF ORDINANCE NO. 2320 PREVIOUSLY ADOPTED AS AN URGENCY ORDINANCE

Recommendation:

1. Open/close public hearing; and,
2. Adopt Resolution recommending City Council approval and ratification of the proposed Ordinance.

Chair Kumar opened the Public Hearing at 9:41 p.m. The following individuals addressed the Planning Commission:

- Hiral Khatri
- Joe Baranowski

Hearing no further requests to speak, the Public Hearing was closed at 9:46 p.m.

MOTION:

Adopt the Resolution recommending City Council approval and ratification of the proposed Ordinance with a correction to Section 4 - to make reference to attachment 1 instead of attachment 2.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Downey
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib, Downey

NAYS:	None
ABSTAIN:	None
ABSENT:	None

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement at 9:57 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Kumar adjourned the meeting at 10:02 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk