



Meeting Minutes
Planning Commission

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

Tuesday, October 14, 2025
7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:00 p.m.

PRESENT	James Wilson, Mohammad Habib, Paul Lake, Joseph Mueller, Wayne Tanda, David Lovato
EXCUSED	Liam Downey

PLEDGE OF ALLEGIANCE

Planning Commissioner Lovato led the pledge of allegiance at 7:01 p.m.

DECLARATION OF POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:02 p.m.

PUBLIC COMMENT

Chair Wilson 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 made.

MINUTES APPROVAL

MOTION:

Accept the August 12 and September 9, 2025 meeting minutes.

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

1. AUGUST 12, 2025 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

2. SEPTEMBER 9, 2025 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

PUBLIC HEARINGS

- 3. AAE2025-0003: TENNANT - TENNANT STATION PUD: AMENDMENT TO THE TENNANT STATION PLANNED DEVELOPMENT (PUD) TO MODIFY THE MAXIMUM SQUARE FOOTAGE ALLOWED FOR THE EXISTING FITNESS USE AND ADD AN ADMINISTRATIVE FUNCTION TO MAKE MINOR CHANGES TO SQUARE FOOTAGES IN THE FUTURE. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 817-06-041,**

817-06-055, 817-06-056, 817-06-057, AND 817-06-058, IS LOCATED ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE. CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15061(B)(3) COMMON SENSE EXEMPTION.

Recommendation:

1. Open/close public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment AAE2025-0003 Tennant Station PD.

Chair Wilson introduced the item at 7:03 p.m.

Development Services Director Jennifer Carmen presented the Staff Report at 7:05 p.m.

Chair Wilson opened the public at 7:15 p.m. The following individual was called to speak:

- Mitchell Gardner

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

MOTION:

Adopt a Resolution recommending City Council approval of the Zoning Amendment with an added sentence that if an increase to the size of the above uses results in impacts to the Center, the appropriate permitting process would be required.

RESULT:	Passed
MOVER:	Planning Commissioner Mueller
SECONDER:	Planning Commissioner Lake
AYES:	Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Lovato
NAYS:	None
ABSTAIN:	Planning Commissioner Wayne Tanda
ABSENT:	Planning Commissioner Downey

The Planning Commission meeting recessed at 7:26 p.m.

The Planning Commission meeting reconvened at 7:33 p.m.

OTHER BUSINESS

4. HEALTHY NEIGHBORHOODS FOR ALL WORKSHOP

Recommendation:

Review and discuss the City of Morgan Hill draft Healthy Neighborhoods for All Element.

Principal Planner Adam Paszkowski presented the Staff Report at 7:33 p.m.

The Planning Commissioners asked questions of Staff.

Chair Wilson opened the Public Comment Period at 8:01 p.m. The following individuals were called to speak:

- Ella Ekiano
- Frankie Luna
- Jesus
- Suman Ganapathy
- Doug Miurhead
- Sendy Ramirez
- Christopher Claraderan
- Ella Ekiano
- Jesus

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

Assistant City Manager for Community Development Edith Ramirez addressed the Planning Commissioner's questions at 8:35 p.m.

Chair Wilson reopened the Public Comment Period at 8:56 p.m. The following individuals were called to speak:

- Suman Ganapathy

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 9:08 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 9:10 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk