



Meeting Minutes
Planning Commission

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

Tuesday, June 24, 2025
7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll.

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

DECLARATION OF POSTING

Minutes Clerk Luna declared to the posting of the agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Downey opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak, the Public Comment was closed.

ORDERS OF THE DAY

There were no changes made.

MINUTES APPROVAL

1. MAY 13, 2025 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes

MOTION:

Accept the May 13, 2025, Meeting Minutes.

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

PUBLIC HEARINGS

None

OTHER BUSINESS

2. SELECTION OF PLANNING COMMISSION CHAIRPERSON AND VICE CHAIR

Recommendation:

Planning Commission to select a Chairperson and Vice Chair

Principal Planner Adam Paszkowski presented the report at 7:04 p.m.

MOTION:

Continue the item to the July 8 Planning Commission meeting.

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

3. **WORKSHOP: CONDIT ROAD ZONING AMENDMENTS - AUTO PARK
PLANNED UNIT DEVELOPMENT (PUD) AND CONDIT PUD**

Recommendation:

Review and provide feedback on the proposed zoning amendments and advise on staff's recommended changes.

Economic Development Coordinator Brittney Sherman gave the staff presentation at 7:08 p.m. Economic Development Director Matt Mahood addressed the Planning Commissions questions at 7:25 p.m. Planner Rich Buikema addressed the Planning Commission at 7:31 p.m.

Chair Downey opened the Public Comment period at 7:43 p.m. The following people addressed the Planning Commission:

- John Kerley
- Dough Muirhead

Chair Downey re-opened the Public Comment period at 8:27 p.m. The following individuals addressed the Planning Commission:

- Victoria San Nicolas
- Doug Muirhead

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

Assistant City Manager to Community Development Edith Rameriz addressed the Planning Commission at 8:34 p.m.

No Motion was taken. The Planning Commission reviewed and provided feedback on the proposed zoning amendments.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:38 p.m.
Principal Planner Adam Paszkowski made an announcement at 8:39 p.m.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:40 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk