



Planning Commission

Meeting Minutes

James Wilson - Chair
Mohammad Habib - Vice Chair
Paul Lake - Planning Commissioner
David Lovato - Planning Commissioner
Joseph Mueller - Planning Commissioner
Liam Downey - Planning Commissioner
Stephen Adomo - Planning Commissioner

Tuesday, July 14, 2026
7:00 PM

Council Chamber
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, Paul Lake, Joseph Mueller, David Lovato, Liam Downey, Stephen Adamo
REMOTE	Mohammad Habib
ABSENT	None

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commission Lake led the Pledge of Allegiance at 7:01 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.

PUBLIC HEARINGS

None.

MINUTES APPROVAL

1. MAY 26, 2026 MEETING MINUTES

Recommendation:

1. Accept Meeting Minutes.

MOTION:

Accept the May 26, 2026, Meeting Minutes.

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, Planning Commissioner Downey, Planning Commissioner Adamo
NAYS:	None
ABSTAIN:	None
ABSENT:	None

WORKSHOP

2. GREATER DOWNTOWN SPECIFIC PLAN

Recommendation:

1. Accept Staff presentation on the Greater Downtown Specific Plan.

Planning Manager Adam Paszkowski gave the presentation at 7:05 p.m.

Chair Wilson opened the Public Comment Period at 8:24 p.m. The following individuals addressed the Planning Commission:

- Assistant City Manager for Community Development Edith Ramierz

Hearing no further requests to speak, the Public Comment Period was closed at 8:33 p.m.

No action Taken. The Planning Commission reviewed, discussed, and provided feedback to staff regarding the Greater Downtown Specific Plan.

OTHER BUSINESS

3. SELECTION OF PLANNING COMMISSION CHAIRPERSON AND VICE CHAIR

Recommendation:

1. Planning Commission to select a Chairperson and Vice Chair.

Planning Manager Adam Paszkowski presented the item at 8:33 p.m.

MOTION:

Appoint Vice Chair Habib as Chair and Planning Commissioner Lake as Vice Chair.

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

DIRECTOR'S REPORT/ANNOUNCEMENTS

Planning Manager Adam Paszkowski gave a Director's Report at 8:40 p.m.

Assistant City Manager for Community Development made an announcement at 8:43 p.m.

Development Services Director Jennifer Carman made an announcement at 8:47 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:52 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk