



**Meeting Minutes
Planning Commission**

John McKay - *Chairman*
Liam Downey - *Vice Chairman*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Yvonne Martinez Beltran - *Planning Commissioner*
Mohammad Habib - *Planning Commissioner*
Juan Miguel Munoz Morris - *Planning Commissioner*

Tuesday, December 12, 2017 7:00 PM

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

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Chair McKay noted for the record Vice Chairman Downey and Commissioner Martinez Beltran are absent.

Attendee Name	Title	Status	Arrived
John McKay	Chairman	Present	
Liam Downey	Vice Chairman	Absent	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Yvonne Martinez Beltran	Planning Commissioner	Absent	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Chair McKay opened the public comment period.

Hearing no requests to speak, the public comment period was closed.

ORDERS OF THE DAY

No changes made.

CONTINUED PUBLIC HEARINGS

1. UP2017-0013 LIGHTPOST- BIG OAK RANCH: CONDITIONAL USE PERMIT TO ALLOW WINE TASTING IN CONJUNCTION WITH THE ON-SITE PRODUCTION OF WINE WITHIN AN EXISTING INDUSTRIAL BUILDING, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-33-027, LOCATED ON THE EASTERLY TERMINUS OF LIGHTPOST WAY

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit allowing wine tasting within an existing industrial building at the requested site.

Community Development Direct Jennifer Carman presented the report

Chair McKay opened the public hearing.

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

MOTION

RESULT:	CONTINUED TO A DATE UNCERTAIN [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	McKay, Mueller, Tanda, Habib, Munoz Morris
ABSENT:	Downey, Martinez Beltran

OTHER BUSINESS

2. ZA2016-0006: ZONING CODE UPDATE - PRIORITIZE JOINT CC/PC STUDY SESSION TOPICS

Recommendation:

1. Review, discuss, and provide feedback on the list of topics and related questions for the January 17, 2018 Joint City Council/Planning Commission Zoning Code Update Study Session.

Interim Principal John Baty presented the staff report.

The Planning Commission reviewed, discussed, and provided feedback on a prioritized list of topics the Commission would like to discuss with the City Council at their upcoming Study Session.

Chair McKay opened the public comment period.
Elizabeth Frank was called to speak.
Hearing no further requests to speak, the comment period was closed.

RESULT: NO ACTION TAKEN

3. ECONOMIC BLUEPRINT QUESTIONS AND DISCUSSION: OVERVIEW AND UPDATE ON CURRENT AND FUTURE EFFORTS

Recommendation:

1. Economic Development Director to provide the Planning Commission with information regarding the Economic Blueprint.

John McKay called for a recess at 8:28 p.m.
The meeting was reconvened at 8:33 p.m.

Economic Development Director Edith Ramirez presented the staff report.

The Planning Commission reviewed discussed, and provided feedback on ways to improve Morgan Hill's Draft Zoning Code to better align with the Economic Blueprint.

RESULT: NO ACTION TAKEN

4. CONSIDERATION OF COMMISSION REFERRAL

Recommendation:

1. Discuss and consider Planning Commissioner request

Commissioner Tanda presented the staff report.

Chair McKay opened a public comment period.
Elizabeth Frank was called to speak.
Hearing no further requests, the public comment period was closed.

The Planning Commission made a referral to staff to evaluate the available vacant land within the City's existing urban service area.

RESULT: NO ACTION TAKEN

5. COMMISSIONER REFERRAL PROCESS

Recommendation:

1. Discuss and consider Planning Commissioner referrals

Commissioner Tanda presented the staff report.

The Planning Commission discussed the referral process.

RESULT: NO ACTION TAKEN

ANNOUNCEMENTS

The Applicant for the UP2017-0013: Lightpost - Big Oak Ranch requested to be placed on the January 9, 2018 Planning Commission Agenda. This item will be re-noticed and the packet will be published before the Holiday.

The next regular scheduled Planning Commission meeting on December 26, 2017 has been cancelled.

ADJOURNMENT

There being no further business, Chair McKay adjourned the meeting at 10:29 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk