

**MINUTES  
CITY OF MONTAGUE  
PLANNING COMMISSION MEETING  
MEETING LOCATION: MONTAGUE COMMUNITY HALL (200 S. 11<sup>TH</sup> ST.)  
JUNE 8, 2020  
6:30 PM**

**CALL TO ORDER: @ 6:30 PM**

**ROLL CALL: Caveye, Robinson, Hammond, Murakami, Soule, Tinsman, Dunn, Scott.**

**PLEDGE OF ALLIGIANCE:**

**PUBLIC COMMENTS:** “This time is set aside for the public to address the Planning Commission on matters listed on the Consent Agenda as well as other items not included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Planning Commission when that item is open for public comment.” (The Brown Act requires the public be given the opportunity to address the Planning Commission before action is taken. If there is a Consent Agenda, there is no other opportunity for public comment on items on the Consent Agenda.) The Planning Commission has the right to reasonably limit the duration of each speaker to three minutes. Speakers may not cede their time. The Planning Commission may ask questions, but may take no action during the Public Comments portion of the meeting, except to direct staff to prepare a report, or to place an item on a future agenda.

**SPEAKERS: Speakers, please stand at the podium and speak loudly so the entire room can hear you.**

The chairman will recognize you and ask that you state your name and mailing address so that the City Staff can follow up on any issues requiring City action, or provide you with information, if appropriate.

*Pursuant to the Governor of the State of California’s Executive Order N-29-20, access to the Montague Planning Commission meeting on June 8, 2020 can be accessed to the public by calling the following conference (phone) number and utilizing the conference (access) code:*

Conference Number: 1 (717) 275-8940

Access code: 8481653#

**Please silence your cell phones. Thank you!**

**PUBLIC HEARING:**

1. City of Montague Zoning Text Amendment - The project is a proposed amendment to Title 17, Zoning, of the Montague Municipal Code to implement various housing-related programs contained in the General Plan Land Use Element and Housing Element.
  - A. Staff Report: Rico Tinsman presented staff report.
  - B. Public Hearing:
  - C. Decision: Motion by Robinson to approve RESOLUTION NO. 20-11. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTAGUE RECOMMENDING THE CITY OF MONTAGUE CITY COUNCIL AMEND TITLE 17, ZONING, OF THE MONTAGUE MUNICIPAL CODE TO IMPLEMENT VARIOUS HOUSING-RELATED PROGRAMS CONTAINED IN THE GENERAL PLAN LAND USE ELEMENT AND HOUSING ELEMENT
2. Waldon Use Permit - The project is a proposed use permit to allow a vacant former church located at 461 E. Webb Street (APN 052-132-240) to be converted to residential use and utilized as a fourplex.
  - A) Staff Report: Tinsman present for staff report and advised against Waldon’s use permit at 461 E. Webb St. due to the concerns with the sewer lines.

- B) Public Hearing: Public Works supervisor David Dunn advised the sewer lines are infiltrated with tree roots and that the four plex may affect sewer flow due to more sewage volume. Dunn advised the lines are on a jetting schedule to help mitigate this problem. Dunn stating replacement of the lines would approximately 120,000.
- C) Decision: Tabled until Waldon meets with City staff.

**Public Hearing adjourned at 7:17 PM**

**PLANNING COMMISSION AGENDA:**

**MEETING MINUTES:** 4/15

Motion by Robinson to approve meeting minutes 4/15, seconded by Murakami. All Ayes.

**OLD BUSINESS:**

- 1. Discussion/possible action to approve building a garage larger than 600 sq. ft at 118 Ridgeview. Vasey not present. Tabled for June 17<sup>th</sup> Planning Commission meeting.
- 2. Discussion/possible action nuisance/abatement for the following properties:
  - A) 200 N. 11<sup>th</sup> St. Code Enforcement advised she will continue to monitor.
  - B) 160 N. 16<sup>th</sup> St. Code Enforcement advised she will send the resident a notice of violation and will recommend to City Council to abatement the weeds due to a fire hazard.
  - C) 450 S. 11<sup>th</sup> St. Code Enforcement advised a certified letter was sent and had received no reply at this time and stated that she will send a citation to the business owner.
  - D) 400 Block of S. 6<sup>th</sup> St. No action taken.

Motion made by Murakami to adjourn meeting, seconded by Caveye. All Ayes.

**ADOURN: @ 7:45 PM**

**ATTEST:**

**CITY OF MONTAGUE**

**X** \_\_\_\_\_  
**SARA KLEIER, CITY CLERK**

**X** \_\_\_\_\_  
**JOHN HAMMOND, CHAIRMAN**