



**PLANNING COMMISSION MINUTES  
MONDAY, SEPTEMBER 11, 2023  
6:00 P.M.**

- 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING**  
Chairman Kirkley Administered the Oath of Office to new Planning Commissioners Athena Padilla-Gordon and Lisa Ryan and called the meeting to order at 6:00 p.m.

Commissioners Present:

Baggett Padilla-Gordon, Macon, Ryan and Kirkley

Staff Present:

Karen Darrow and Erin Ventura

- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**  
Chairman Kirkley led the Pledge of Allegiance
- 3. PUBLIC FORUM- None**
- 4. CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of Commission or the Public.*

A. Planning Commission Minutes of August 14, 2023.

*Recommendation: Approval of Minutes.*

B. Sign Permit Application: 71 Main St.: Applicant: Zita Makkos Photography

*Recommendation: Approval of sign application as submitted*

C. Sign Permit Application: 78 Main St.: Applicant: Rhythm and Brews

*Recommendation: Approval of sign application as submitted*

D. Sign Permit Application: 54 Main St.: Applicant: Serra

*Recommendation: Approval of sign application as submitted*

**M/S Baggett/Padilla-Gordon to approve the Consent Agenda, as presented.**

**AYES: Baggett, Padilla-Gordon, Ryan, Macon and Kirkley**

**NOES: None**

**ABSTAIN: None**

**ABSENT: None**

**MOTION CARRIED**

**5. PUBLIC HEARINGS**

**A. Variance- 302 Eureka Street**

1. Conduct a public hearing and receive public input; and;
2. Adopt Resolution 23-24-\* approving the variance request for 301 Eureka Street.

City Planner Erin Ventura outlined current zoning restrictions and presented the staff recommendation.

Commissioner Macon asked about fence set back requirements and Commissioner Baggett asked for clarification if the previous owners had chickens since there is an existing chicken coop.

Ms. Ventura confirmed that the previous owner had livestock on the property.

Chairman Kirkley opened the Public Hearing at 6:13 p.m.

Will Cabezas, Sutter Creek resident, submitted email comments in opposition.

Sutter Creek residents Ed Struffenegger, Mary McKenzie and Elaine Struffenegger spoke in opposition.

Sutter Creek resident Terrance Beard and another neighboring resident spoke in favor.

Dylan Ely, applicant/property owner, noted his intention is to have low density livestock for 4-H and FFA projects and fire mitigation.

Chairman Kirkley closed the Public Hearing at 6:36 p.m.

Chairman Kirkley noted that neighboring properties have had animals with no complaints but over grazing, usually by horses can be a problem. The current zoning is inappropriate, and the previous owners had animals.

Commissioner Ryan stated that the previous owners had animals and she liked it.

Commissioner Baggett noted that with proper management of the animals there should not be a problem on that size lot and that it would be beneficial for fire mitigation.

Commissioner Macon noted that a setback fence should be made necessary for the protection of the animals and the neighbors and asked about irrigation plans.

Dylan Ely explained that there is irrigation to the lawn and pasture is not irrigated.

**M/S Baggett/Ryan to Adopt Resolution 23-24-03 approving the variance request for 301 Eureka Street subject to the recommended Conditions of Approval that include the amended language: *Limited to two large animals, and four small animals, plus twelve chickens are permitted on the property. No roosters are allowed.***

**AYES: Baggett, Padilla-Gordon, Ryan and Kirkley**  
**NOES: Macon**  
**ABSTAIN: None**  
**ABSENT: None**  
**MOTION CARRIED**

**6. ADMINISTRATIVE AGENDA- None.**

**ADJOURNMENT**

The meeting was adjourned at 7:01 p.m.

*Karen Darrow*

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Karen Darrow, City Clerk

*Michael Kirkley*

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Michael Kirkley, Chairman

Date Approved: **October 10, 2023**