



COUNTY OF MODOC PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

Meeting Minutes

FOR WEDNESDAY MARCH 19, 2025

10:00 AM

Planning Commissioners

Susan Gibbons,	District 1
Danny Parker,	District II
Richelle Ratliff,	District III
Carolyn Carey,	District IV
Dennis Fanning,	District V

Interim Director, Sean Curtis

1. Call to Order:

The meeting was called to order at 10:02 AM by Commissioner Fanning. Commissioners Fanning, Gibbons, and Parker were present in person. Commissioner Carey was present VIA Phone from the location: 2312 W. Park Ave. Napa, CA 94558. Commissioner Ratliff was absent. Staff present were Senior Planner Jackie Froeming Via Zoom; Interim Director Sean Curtis and Admin Assistant Jill Titterington. Also in attendance VIA Zoom: Gary Price from Gary Price Consulting, Rochelle Minor and Charlotte Bell.

2. Approval, Deletions or Modifications to the Agenda

Modification of Commissioner Carey's address from where she was attending VIA Phone: **from the location: 2312 W. Park Ave. Napa, CA 94558.**

Motion made by Commissioner Parker to approve the Agenda. This was seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously

3. Meeting Minutes -

The Meeting Minutes from January 22, 2025, were approved as presented.

Motion was made by Commissioner Parker to approve the minutes and this was seconded by Commission Gibbons. In favor were Commissioners Carey, Fanning, Gibbons & Parker. None opposed. Commissioner Ratliff was absent. The motion passed unanimously.

4. Public Forum – No Public attended. 10.06 am Closed.

5. Public Hearings: Opened at 10:06 am

1. **Use Permit for Rochelle & Yolanda Minor (UP2025-01)** - The applicants requested a use permit to build a residence on a commercially zoned lot within the California Pines Subdivision. Senior Planner, Jackie Froeming gave a brief staff report on the project. Mr. Minor gave a brief comment on their project. Questions were asked and Planning Director Sean Curtis and Senior Planner Jackie Froeming answered about the project.

The Public Hearing was opened at 10:18 AM

No Public Comments

The Public Hearing was closed at 10:18 AM

Resolution to Approve the Use Permit UP2025-01. Commissioner Fanning read the Resolution. Motion to approve The Use Permit and the NOE by Commissioner Parker. Seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.
Rochelle Minor and Charlotte Bell (via Zoom) Left and Yolanda Minor Joined the meeting VIA zoom at 10:27 am.

6. Discussion Items

1. **7th Cycle Housing Element Update (GPA2024-01)** At 10:22 Gary Price gave a Status Report on the Housing Element and the dead line. The programs in the new cycle.
2. **Housing Element Annual Progress Report 2024** – Gary Price gave a status update on the meeting with HCD and the next steps and final steps. Interim Director Sean Curtis Mentioned the benefits in growth we are potentially seeing with the work Scott Ward, The Building Official, has been working on in passing several Ordinances that may help fulfill the goals in the new Housing element.

Gary Price left the meeting at 10:40.

7. Planning Director's Report - Interim Director Sean Curtis had the Senior Planner Jackie Froeming update on the Planning Commissioners on the amount of new LLA's and possibly a new Parcel Map. The Planning Director updated the Planning Commissioners on the hiring a new Deputy working with from the sheriff's office in Code Enforcement and a possible new Solar Farm project and ArcGIS website progress. Reminder to fill out the 700 Forms. Planning Director's report concluded. At 10:54 am.

8. Commissioner Reports: None

Next meeting tentatively April 23, 2025

9. Adjourn: The meeting was Adjourned at 10:58 am. Motion was made by Commissioner Parker and Seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously. Commissioner Ratliff was absent.

The next Planning Commission meeting is tentatively scheduled for April 23, 2025 at 10:00 AM.