



COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES

JULY 20, 2022

10:00 AM

Planning Commissioners
Susan Gibbons, District 1
Greg O'Sullivan, District 2
Brian Cox, District 3
Carolyn Carey, District 4
Dennis Fanning, District 5

Interim Planning Director
Sean Curtis

1. Call to Order

The meeting was called to order at 10:01. Commissioner Carey, Commissioner Fanning, and Commissioner Gibbons were present. Staff present was Planning Director Sean Curtis, Jackie Froeming, Associate Planner, and Nicole Larsen, Executive Secretary. Members of the public who attended are Sandy Stevenson, Rodney Grier, Daree Grier, and Joanne Danielson.

2. Approval, Deletions or Modifications to the Agenda – None

3. Public Forum

Members of the Public, Rodney and Daree Grier want to purchase a manufactured home and 2 acres on the Kresge Ranch, but the area is zoned as a 3-acre minimum to purchase. Anderson Lake Construction will put a foundation on the house, but there are waterways and fencing in the way that are causing geographical limitations. The Grier's are inquiring about a Variance to the code to move forward with their plans. If granted they will get a surveyor to map out the lot lines. Variances are granted very sparingly and Director Sean will look into it.

Member of the Public, Sandy Stevenson owns what she thought were 3 parcels just over city limits on Main Street. Sandy is wanting to put a third manufactured home on her parcels, but a few years ago she discovered that instead of 3 parcels, she has 2 parcels and is trying to determine what happened. Sandy will bring in her deed and APN map of now and then and Associate Planner, Jackie will review them.

Public Hearing

4. PM2022-01 (Danielson) - Associate Planner Froeming provided the background and staff report for the proposed Parcel Map. Ms. Joanne Danielson was present. Public member Sandy Stevenson has a concern that the easement on the property and the verbiage in the deed does not allow for an increase if usage increases. Planning will check further into this.

The public hearing closed at 10:36 AM. Motion made by Commissioner Fanning, seconded by Commissioner Gibbons for approval of Resolution 2022-05 recommended approval to the Board of Supervisors for Joanne Danielson's parcel map project (**PM2022-01**) to separate 2 existing parcels +/- 402 acres into 3 parcels. Parcel 1 consists of 159.45 +/- acres, Parcel 2 consists of 49.30 +/- acres, and

Parcel 3 consist of 193.28 +/- acres with existing uses of a Dairy, agriculture, and residential. In favor, Commissioners Carey, Fanning, and Gibbons. Motion passed unanimously.

6. Planning Director's Report

Staffing changes - Associate Planner Jackie, going forward will be remote and attending the meeting via Zoom. Anyone wanting to use Zoom to attend will also be able to. Nicole Larsen started as the new Executive Secretary.

Lindsey Parcel Map may need to be reviewed and adjusted.

Director Sean briefly reviewed the Camping Amendments and the changes he would like going forward. His biggest change is wanting the definition of "camping" added to the Ordinance. Subject will be discussed further at the next meeting.

Director Sean is continuing to work on getting the training done for the Commissioners, he is looking at in-person and online training.

7. Commissioner's Reports - None

- 8. Adjourn-** Motion made by Commissioner Fanning to adjourn the meeting at 11:11 AM; seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, and Gibbons. Commissioner O'Sullivan and Cox were absent. Motion passed (3-In Favor, 2-Absent).

The next meeting is scheduled for September 21, 2022 at 10:00 AM
