



COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES
AUGUST 30, 2023
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. Commissioners Carey, Gibbons, Parker, and Ratliff were present. Absent was Commissioner Fanning. Staff present were Interim Planning Director Sean Curtis, Associate Planner Jackie Froeming (via Zoom), and Administrative Assistant Nicole Larsen. The public in attendance was Chris Hatch of Epic Wireless via Zoom.

2. **Approval, Deletions, or Modifications to the Agenda** – Under the Public Hearing Section item # 3 for the Epic Wireless project was moved to Item # 1. Applicant Chris Hatch of Epic Wireless was attending the meeting and ready to present that project. No other applicants were present.

3. **Public Forum** - None

4. **Public Hearings**

1. **Use Permit Epic Wireless Group, LLC (UP2023-02):**

Associate Planner Froeming introduced and provided a staff report on this proposed project. Public Member Chris Hatch of Epic Wireless was present to answer any questions on the project.

The public hearing was opened.

Proponents: Chris Hatch Epic Wireless

Opponents: None

The public hearing was closed.

Motion by Commissioner Parker to approve Resolution Number 2023-05 approving a Notice of Exemption for this project and granting Use Permit (UP2023-02) to Verizon Wireless allowing the 20-foot extension of the existing antenna. This was seconded by Commissioner Gibbons. In favor were Commissioners Carey, Parker, Gibbons, and Ratliff. Commissioner Fanning was absent. The motion passed unanimously.

2. Kramer Parcel Map Project (PM2023-01):

The public hearing was continued from the July 19, 2023, meeting.

Associate Planner Froeming provided the Commissioners with a copy of the updated Public Hearing Notice that now correctly shows the request for a rezone. Staff recommended to the Commissioners approval of Resolution 2023-03 that recommends to the Board of Supervisors the adoption of a Notice of Exemption and approval of the Kramer Parcel Map (PM2023-01) and rezone.

Proponents: None

Opponents: None

The public hearing was closed.

Motion made by Commissioner Ratliff to approve Resolution 2023-03. This was seconded by Commissioner Gibbons. In favor were Commissioners Carey, Parker, Gibbons, and Ratliff. Commissioner Fanning was absent. The motion passed unanimously.

3. Myrtle Tree Parcel Map Project (PM2023-03):

The public hearing was continued from the July 19, 2023, meeting.

Associate Planner Froeming provided the Commissioners with a copy of the updated Public Hearing Notice that now correctly shows the request for a rezone. Staff recommended to the Commissioners approval of Resolution 2023-04 that recommends to the Board of Supervisors the adoption of a Notice of Exemption and approval of the Myrtle Tree Rezone and Parcel Map (PM2023-03).

Proponents: None

Opponents: None

The public hearing was closed.

Motion made by Commissioner Ratliff and seconded by Commissioner Gibbons to approve Resolution 2023-04. Recommending approval to the Board of Supervisors for the adoption of a Notice of Exemption, approval of the rezone, and the Parcel Map (PM2023-03). In favor were Commissioners Carey, Gibbons, Parker, and Ratliff. Commissioner Fanning was absent. The motion passed unanimously.

5. Planning Director's Report

Director Curtis reported on the status of the radar site which is in the Devil's Garden area. The site is approximately 900 acres. He reported that the property transfer is complete. Modoc County had a survey of the site completed by the County Surveyor. The preliminary title report has been requested and the next step would be to get the property appraised.

6. Commissioner Reports - None

7. Adjourn - The meeting was adjourned at 11:45 A.M.

The next Planning Commission meeting is scheduled for September 27, 2023, at 10:00 AM.
