

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
June 8, 2023 At 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 1 Carol Fall
Vice-Chair: Comnr. Dist. 5 Todd Heaton
Commissioner Dist. 2 William Sharp
Commissioner Dist. 3 Rory Barrett
Commissioner Dist. 4 Don Ellis

MINUTES- PLANNING COMMISSION

***NOTE:** The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Fall, Heaton, Sharp, Barrett, Ellis

Staff Present: CAO-Trent Tuthill; Interim Deputy Director, Ed Prestley; Cannabis Division Director, Drew Plebani; Assistant Planner, Mitchell Wexler; Associate Planner-Cannabis Bella Hedtke; County Council, Margret Long and Sean Cameron; Recording Secretary, Deborah Rogge; Recording Secretary, Vidette Mayer and Deputy Clerk of the Board, Ashley Piker

CALL TO ORDER:

Chair Fall called the meeting to order at 6:03 p.m.

PUBLIC COMMENT: During the Public Comment period members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

Public comment was heard from Terry Mines, Junction City and Tom Ballanco, Douglas City and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from April 27, 2023.

By motion made and seconded (Sharp/Barrett) and approved 5-0 the minutes of April 27, 2023 as submitted.

Chair Fall re-arranged the agenda as follows:

Item 4: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-06): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License renewal application (CCL-132) for 200 Coffin Rd. Lewiston. Appellant: Laurie Wills / Friends of the Lewiston Grass Valley Creek. Licensee: Natalie (Koehler) McNamara. Assessor Parcel Number: 025-180-038-000

Cannabis Director Plebani as advised by County Counsel has rescinded CCL-132. Appeal P-23-06 is moot.

Item 2: BROWN ACT UPDATES AND GOVERNANCE SESSION – COUNTY COUNSEL

Item 3: CONDITIONAL USE PERMIT (P-23-04): The applicant is requesting approval for construction of a 1769 sq. ft. addition to the Kinder Kids Montessori school. Applicant: Kinder Kids Montessori (Jolene Edwards-Agent). Address: 31341 St. Hwy. 3 Weaverville. Assessor Parcel Number: 024-380-008-000 Planner: Mitchell Wexler

Public comment was opened and being there were no speakers public comment was closed.

By motion made and seconded (Heaton/Barrett) and approved by roll call vote, 5-0 the Planning Commission adopts PC Resolution 2023-05, with the included findings of approval, and subject to the conditions listed in Exhibit A for Conditional Use Permit P-23-04.

Item 5: VARIANCE (VAR-23-03): The applicant is requesting a variance for commercial cannabis cultivation within

a 1000 ft. setback from Hayfork Seventh Day Adventist church. Applicant: Brian Sullivan. Address: 136 North Oak Avenue Hayfork. Assessor Parcel Number: 014-330-060-000 Planner: Mitchell Wexler

Public comment was heard from Tom Ballanco, for applicant; Madison Sullivan-co-applicant, Hayfork; on ZOOM Catherine Sidman, Lewiston; and being there were no speakers public comment was closed.

By motion made and seconded (Barrett/Heaton) and approved by roll call vote, 5-0 the Planning Commission adopts PC Resolution 2023-06, approving VAR-23-03.

Roll call vote: Heaton-aye, Barrett-aye, Ellis-aye, Sharp-aye, Fall-aye

Item 6: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-09): An appeal of Cannabis Director's Decision to deny a Commercial Cannabis License renewal application (CCL-208) for 480 Oak Ranch Rd. Lewiston. Appellant: Stefan Monev. Licensee: Stefan Monev. Assessor Parcel Numbers:025-180-030-000

Public comment was opened and being there were no speakers public comment was closed.

By motion made and seconded (Sharp/Heaton) by 5-0 vote, to continue this item to the July 13, 2023 Planning Commission meeting.

Item 7: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-10): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-692) for 504 Oatman Rd., Hayfork, CA. Appellant: Brian & Wendi Young Representing Kathleen and William Dudley Trust. Applicant: Michael Deutsch (Trinity Flavor, LLC). Assessor Parcel Number: 014-180-095-00.

Public comment was opened and being there were no speakers public comment was closed.

By motion made and seconded (Sharp/Barrett) by 5-0 vote, to continue this item to the June 22, 2023 Planning Commission meeting.

Item 8: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-12): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-106) for 1050 Rowdy Bear Rd., Hayfork, CA. Appellant: John Coogan, Cedar Brunette and Bruce Gardiner. Applicant: Petko Petkov (NatureFarm., Inc). Assessor Parcel Number: 019-280-003-000

Public comment was heard from Petko Petkov, Hayfork; Tom Ballanco, Douglas City; and Marie Peterson; and being there were no speakers public comment was closed.

By motion made and seconded (Barrett/Heaton) by 5-0 vote, to continue this item to the June 22, 2023 Planning Commission meeting.

PLANNING COMMISSIONERS REPORT: Commissioner Barrett expressed a request of the residents on Reading Creek Rd. of a land slide toward Hwy. 3 from Reading Creek be brought to the attention of appropriate agency.

PLANNING DIRECTOR'S REPORT: Interim Director Prestley announced that an Associate Planner has been hired for the Planning Dept.

ADJOURNMENT: The Planning Commission adjourned at 7:44 pm.

Submitted by: Deborah Rogge, Recording Secretary



Ed Prestley, Interim Deputy Director Planning & Building
Secretary of the Planning Commission