



MINUTES

**REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, AUGUST 6, 2025, AT 4:00 PM
COUNCIL CHAMBERS, 1111 BAILEY AVE., NEEDLES**

CALL TO ORDER - Chair Wright called the meeting to order at 4:00 PM

Chair Wright called for a motion to excuse the absence of Commissioner Dressler. Commissioner Beard made a motion, second by Commissioner Ostby.

Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Payson, Chair Wright, Commissioners Ostby and Bosboom
Noes: None
Absent: Commissioner Dressler
Abstain: None

ROLL CALL

PRESENT

Commissioner Owen Long
Commissioner Barbara Beard
Commissioner Joe Payson
Chair Michael Wright
Commissioner Kevin Ostby
Commissioner Will Bosboom

ABSENT

Commissioner Charles Dressler

PLEDGE OF ALLEGIANCE - Led by Chair Wright

APPROVAL OF AGENDA

Commissioner Ostby made a motion, second by Commissioner Long, to approve the agenda.

Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Payson, Chair Wright, Commissioners Ostby and Bosboom
Noes: None
Absent: Commissioner Dressler
Abstain: None

CONFLICT OF INTEREST - None

CORRESPONDENCE - None

INTRODUCTIONS - None

PUBLIC APPEARANCE - None

PUBLIC HEARING

1. Adopt Planning Commission Resolution No. 08-06-2025-PC recommending City Council approval of a Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres into three (3) parcels, in Needles at 193 Morgan Drive, within the Two-Family Residential (R-2) land use zoning designation; APN 0650-318-08-0000

City Planner Irene Romero gave power point presentation and staff report.

Commission asked questions of staff and minimal discussion ensued.

Chair Wright opened the public hearing at 4:12 pm

Don Stolfus asked about zoning requirements and future plans for the property.

Chuck Stahl asked about a mobile home that is sitting on the property and inquired about plans for property.

City Planner Romero and City Manager Martinez responded to questions.

Commissioners discussed zoning updates.

Applicant responded to questions from Commissioners and public.

Chair Wright closed the public hearing at 4:24 pm

Commissioner Ostby made a motion, second by Commissioner Payson, to Adopt Planning Commission Resolution No. 08-06-2025-PC recommending City Council approval of a Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres into three (3) parcels, in Needles at 193 Morgan Drive, within the Two-Family Residential (R-2) land use zoning designation; APN 0650-318-08-0000.

Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Payson, Chair Wright, Commissioners Ostby and Bosboom

Noes: None

Absent: Commissioner Dressler

Abstain: None

REGULAR ITEMS

2. Approve the Minutes of June 4, 2025

Commissioner Ostby made a motion, second by Commissioner Payson, to approve the minutes of June 4, 2025. Motion carried by the following vote:

Ayes: Commissioners Long, Beard, Payson, Chair Wright, Commissioners Ostby and Bosboom

Noes: None

Absent: Commissioner Dressler

Abstain: None

COMMISSIONER REQUESTS

Commissioner Beard asked about the status of RiverLux and the mobile home park across from Verde Shores. City Manager Martinez responded.

Commissioner Payson asked about the paving schedule for the roads and water service replacement. City Manager responded.

No other Commissioner Requests.

CITY MANAGER REPORT

City Manager's Report for the weeks of July 18 and 25, 2025 given by City Manager Patrick Martinez.

ADJOURNMENT

Chair Wright called for a motion to adjourn. Commissioner Beard made a motion, second by Commissioner Ostby. Motion passed by unanimous vote.

Meeting adjourned at 4:59 PM

Chair Michael Wright

City Clerk Candace Clark