

**PLANNING COMMISSION MINUTES**  
**August 17, 2023**

**1. Call to Order** – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

**2. Pledge of Allegiance**

**3. Roll Call:**

Commissioner's present –	Chairperson Stephen Nordbye, Vice Chairperson Wade Elliott, Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner's absent -	None
Councilmember(s) present -	Councilmember John McDermott
Staff present -	City Planner Scott Friend and City Clerk Jennifer Schmitke

**4. ORAL AND WRITTEN COMMUNICATIONS**

**Citizen Comments - None**

**5. CONSENT CALENDAR**

Commissioner Lazorko presented a correction to be made to the June 15, 2023 minutes. The Commission agreed with the corrections and staff stated that the corrections would be made before taking the minutes to City Council.

**ACTION:** Vice Chairperson Elliott moved, seconded by Commissioner Lazorko to approve consent calendar with the correction to June 15<sup>th</sup>'s minutes. Motion carried unanimously by a voice vote, 5-0.

**6. PUBLIC HEARING**

City Planner Scott Friend presented to the Commission an amendment to a previously approved Conditional Use Permit (CUP #2022-05) for the erection of a "Pole Sign" on an existing parcel identified as 4473 Commerce Lane. The parcel is currently in the process of being developed as a Maverik-branded Fueling Center. The subject parcel is designated Commercial (C) on the General Plan land use map and is in the C-H (Highway Service Commercial) zoning district.

Mr. Friend shared that there was a modified recommendation based upon the submittal of information that had occurred following the publication of the staff report package. Mr. Friend noted that the staff recommendation contained in the staff report was for the denial of the request as it was originally submitted. Mr. Friend noted that based upon the submittal of a new proposal occurring after the staff report was published, staff is modifying the recommendation from denial and to approval. This is based on the elimination of the request for a second freeway pole sign. The new request consists of a request to approve four elements to include: 1) the movement of the previously approve freeway pole sign location on the site; 2) a style change on the freeway monument pole sign from a "flat face" to a "V shaped "sign configuration, 3) a request for an "H shaped" fuel pricing sign and, 4) one additional directional sign.

Chairperson Nordbye asked for the Maverik representative to come forward and speak. Mr. Paul Heywood from the Maverik company shared that Maverik was sorry for the inconvenience and last-minute change from the single pole sign to the “H shaped” sign and expressed that the characterization of the changes being sought was accurately presented by staff.

Commissioner Lazorko asked for a refresher on where the signs would be located on the property. Mr. Friend explained where the proposed “H shaped” fuel pricing sign was to be located and where the “V shaped” freeway monument pole sign would be location using a site plan map.

Chairperson Nordbye opened the Public Hearing at 5:42 PM.

No public comments were offered during the public hearing and staff noted that no written comments were received. Chairperson Nordbye closed the Public Hearing at 5:42 PM.

Vice Chairperson Elliott moved, seconded by Commissioner Romano that the Planning Commission approve the proposed amended project site plan with changes effecting the four signage modifications identified by staff to include the relocation of previously approved 100-foot freeway monument sign, the allowance of a design modification to the aforementioned freeway monument sign to a “V shaped” presentation, the allowance of an “H style” sign for the pricing structure for the fuel prices and the approval of one additional on-site directional sign.

The motion to approve the requested signage modifications included the determination that the request is exempt from CEQA pursuant to Government Code Section 15061. Motion carried by a voice vote, 5-0.

## **7. STAFF REPORT**

### **A. Following from City Council meeting presentations**

Mr. Friend updated the Commission that the Council reviewed the building heights contained in the Orland Municipal Code (OMC) and directed that the Commission review the existing OMC building height standards at their September 21<sup>st</sup> meeting for their adequacy and bring their findings back to Council. Mr. Friend indicated that this item will be placed on the meeting agenda of the Planning Commission for the month of September.

### **B. Quiet Creek California Environmental Quality Act (CEQA)**

Mr. Friend shared that proposed Quiet Creek Tentative Subdivision Map located on the northeast side of town was currently out for public review as part of its mandatory 35-day public review period. Mr. Friend explained that the public review period has been open for a week and indicated that he has not yet received any comments from the public as a result of the public circulation period. Mr. Friend stated that this item would come before the Commission most likely in November 2023.

### **C. Follow up about Money for Roads**

Mr. Friend clarified a question that was asked at a prior Planning Commission meeting regarding whether the City gave City money to the County money for the purchase of buses.

## **8. COMMISSIONERS REPORTS**

- Chairperson Nordbye shared that he had the opportunity to go on a ride along with the Orland Police Department.
- Commissioner Romano shared that she believes the town is excited about the new McDonalds. Stated that she likes the new additions/renovations on the library roof and patio area, with the exception of the new dumpster enclosure (sharing the placement is not ideal)
- Vice Chairperson Elliott nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko nothing to report.

## **9. FUTURE AGENDA ITEMS**

Building Height Review

## **10. ADJOURNMENT – 5:58 PM**

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson