



# Special Planning Commission Meeting Minutes

April 29, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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Planning Commission meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

## 1. OPENING MATTERS

### 1.1 Call to Order and Roll Call

#### PRESENT

David Pesenti  
Debbie Panteloglew  
Ken Thomason  
Greg Hart

#### OTHERS PRESENT

Bill Zenoni, City Manager  
Tim Raney, Community Development Director  
Kevin Valente, AICP

### 1.2 Pledge of Allegiance to the Flag

## 2. PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Commission MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

None

## 3. CONSENT CALENDAR

### 3.1 Minutes from March 18, 2025, regular Planning Commission Meeting.

Motion made by Panteloglow, Seconded by Thomason.  
Voting Yea: Pesenti, Panteloglow, Thomason, Hart

#### 4. REGULAR CALENDAR

- 4.1 Consideration and Adoption of Resolution Adopting and Confirming Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance on the Property Located at 408 2nd Street.

Bill Zenoni presented the staff report for consideration and adoption of a Resolution Adopting and Confirming Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance of the Property located at 408 2nd Street. The responsible person(s) of 408 2nd Street were notified that the property was in violation of certain Wheatland Municipal Code sections pertaining to nuisances and the correction of a fire or life hazard. After issuing Notices of Violation on August 12, 2024, November 14, 2024, and December 26, 2024, an administrative review hearing was held on January 27, 2025. The Hearing Officer determined that the conditions noted in the Notices of Violation meet the definition of a nuisance under the Wheatland Municipal Code and the City's request to abate such nuisances was granted. The Planning Commission held a public hearing on April 1, 2025, at the conclusion the Planning Commission directed staff to prepare a resolution confirming the findings of the Hearing Officer and directing the responsible person to abate the nuisance.

Motion made by Pesenti, Seconded by Panteloglow to **adopt Resolution No. 2025-03 Adopting and Confirming the Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance on the Property.**

Voting Yea: Pesenti, Panteloglow, Thomason, Hart

#### 5. PUBLIC HEARING

- 5.1 Consideration to recommend the Wheatland City Council approve an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters.

City Manager Bill Zenoni presented the staff report for consideration to recommend the Wheatland City Council approve and Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters. Section 18.60.060 of the Wheatland Municipal Code addresses the keeping of domestic animals as accessory to any residential use allowed in zones other than an agriculture-exclusive zone. Section 18.60.060 (D) defines small domestic animals as rabbits, poultry, and like animals, regardless of size or age. Currently Section 18.60.060(E) provides that one small domestic animal (as defined in subsection D, but excluding roosters, geese, and peacocks) may be kept on any parcel of not less than six thousand square feet. Staff has received several requests to increase the permitted number of small domestic animals on parcels that are a minimum of six and ten thousand square feet from one to five and require the animals be kept a minimum of 15 feet from the property line to avoid issues with neighbors on smaller lots.

Planning Commissioner Panteloglow commented on verifying the number of chickens, neighbor complaints, language on page one of the Ordinance and monitoring the number of chickens.

Planning Commissioner Thomason commented on the number of chickens.

Planning Commission Chair Hart commented on council members complying with setbacks.

Planning Commission Vice Chair Pesenti commented on the 15-foot setback at night or while roaming.

**Public Comment - None.**

Motion made by Pesenti, Seconded by Thomason to **approve Resolution No. 2025-04 Recommending the Wheatland City Council Approve the Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Related to Animals and Animal Shelters.**

Voting Yea: Pesenti, Panteloglow, Thomason, Hart

- 5.2 Consideration to recommend the Wheatland City Council approve a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District located at 1415 Pumpkin Lane.

**Planning Commission Vice Chair Pesenti recused himself from this discussion stating he has a financial interest in Bishop's Pumpkin Farm.**

Kevin Valente presented the staff report for consideration to recommend the Wheatland City Council approve a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District located at 1415 Pumpkin Lane. The City received the request to amend from the Bishop's on March 10, 2025, to increase the maximum building height requirement from 35 feet to 50 feet. On January 11, 2011, City Council adopted Ordinance No. 426 approving the Rezoning of the Bishops Pumpkin Farm to Agriculture Exclusive-Planned Development (AE-PD) and adopted the Bishop's Pumpkin Farm PD District for the 40-acre property identified as Yuba County Assessor Parcel Number (APN) 015-180-109-000. Bishop's Pumpkin Farm consists of approximately 40 acres and the primary pumpkin sales and related operations occur from early-September through mid-November. The main function of Bishop's Pumpkin Farm is the selling of pumpkins; however, many ancillary activities occur. These ancillary activities are defined as agricultural tourism uses that include, but are not limited to, hayrides, pony rides, corn maze, petting zoo, and rides on the Bishop's Pumpkin Farm railroad. The farm also provides entertainment events such as pig races, puppet shows, juggling, and live music. In addition, the Bishop's Pumpkin Farm offers a retail area which sells food, baked goods, candy, and specialty gift items. During the spring months Bishop's Pumpkin Farm offers an educational program called Hamburger Farm, which provides a tour of the farm showing all the crops needed for making a hamburger. Bishop's Pumpkin Farm also allows special events at the site during off peak times. Events include company picnics, birthday parties and other large gatherings. The Farm also hosts community events such as a 5K Pumpkin Run/Walk for the Red Cross, as well as music and children's events. On December 14, 2010, the Wheatland City Council approved the Bishop's Pumpkin Farm IS/MND and the Mitigation Monitoring and Reporting Program (MMRP).

Commissioner Thomason commented on approval for this project and future projects, and approval of the resolution is only for this specific project.

Commissioner Panteloglow commented on total acres of the project, location of the project on the property. Panteloglow stated she does not understand the 50-foot setback and the project not blocking neighbors view.

Planning Chair Hart commented on usable space in the upper level of the project, height of the zipline attraction and stated that the 50-foot setback is too short.

Community Development Director Tim Raney stated that staff will discuss adequate buffers with the applicant which will be included in a revised resolution for the project. Raney added that the Planning Commission will have final authority on future projects between 35 and 50 feet.

## Public Comment

Chris Walsh stated that projects on Bishop's Pumpkin Farm should not cover the entire farm. Wayne Bishop commented on restrictions from property line, height of the project and the aesthetic of the project made to look like an old rice dryer. Pam Walsh commented on setbacks from neighbors.

Motion made by Panteloglow, Seconded by Thomason to **approve Resolution No. 2025-25 Recommending that the Wheatland City Council Approve the Planned Development Amendment for the Bishop's Pumpkin Farm Located at 1415 Pumpkin Lane (APN 015-180-109-000).**

Voting Yea: Panteloglow, Thomason, Hart  
Voting Abstaining: Pesenti

## 6. ADJOURN

With no other business before the Planning Commission, the meeting adjourned at 6:37 p.m.

Respectfully submitted,  
Kevin Valente, AICP  
Senior Planner

Any writings or documents provided to a majority of the Wheatland Planning Commission after distribution of the agenda packet are available for public inspection on the City's website, [www.wheatland.ca.gov](http://www.wheatland.ca.gov)

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