



PLANNING COMMISSION MEETING

May 08, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | Vice Chair Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | Deputy City Clerk Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

ABSENT

Commissioner Clavey Wendt

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

Motion made to amend agenda by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

4. APPROVAL OF MINUTES

A. Approval of Minutes from April 10, 2025

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

None

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: MACT SITE DEVELOPMENT PERMIT ADDENDUM

Motion made by Vice Chair Gordon, Seconded by Commissioner Whitford.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

B. PUBLIC HEARING: RESOLUTION OF INTENT 25-06 TO AMEND ANGELS MUNICIPAL CODE SECTION 17.33.040 CHANGING THE FRONT SETBACKS IN THE INDUSTRIAL ZONING DISTRICT (IND) TO CORRESPOND TO ADJACENT ROAD SEGMENTS

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

C. PUBLIC HEARING: RESOLUTION OF INTENT 25-07 RECOMMENDING TO THE CITY COUNCIL:

AMENDING CODE SECTIONS INCLUDE NOTIFICATION, ENFORCEMENT OF AND PENALTIES FOR WEED ABATEMENT AND FIRE CODES UNDER THE SAME PROCEDURES AND PENALTIES AS ALL OTHER CODE VIOLATIONS UNDER THE ANGELS MUNICIPAL CODE (AMC)

RELOCATING MULTIPLE CODE SECTIONS RELATED TO FIRE PREVENTION AND FIRE SAFETY AND CREATE A NEW CHAPTER 8.50 FIRE SAFETY REGULATIONS TO INCLUDE ALL FIRE SAFETY REGULATIONS, ADDING NEW DEFINITIONS, HOUSE NUMBERING REQUIREMENTS, FIRE HYDRANT REQUIREMENTS, REQUIREMENTS FOR

NEW CONSTRUCTION WITHIN THE WILDLAND URBAN INTERFACE (WUI) AND VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) INCLUDING FIRE SPRINKLERS, AND RELATED FIRE SAFETY REGULATIONS.

CONSOLIDATING CODE SECTIONS RELATED TO OPEN BURNING AND CONTROLLED DEBRIS BURNING

AMENDING CHAPTER 8.48 (FIREWORKS) TO INCLUDE A REFERENCE TO EXISTING REQUIREMENTS FOR AN ADMINISTRATIVE CONDITIONAL USE PERMIT FOR FIREWORKS SALES/STANDS

CREATING A NEW TITLE 11 ROADS AND DRIVEWAYS TO CONSOLIDATE AND UPDATE THE CITY'S ROAD AND DRIVEWAY REGULATIONS, REFERENCE THE CITY'S ADOPTED DESIGN STANDARDS, ADD A DEFINITION AND REFERENCE TO LEGACY STREETS (AKA HERITAGE ROADWAYS) AND INCORPORATE ROAD AND DRIVEWAY PROVISIONS PREVIOUSLY FOUND IN OTHER CODE SECTIONS

AMENDING STREET SIGNAGE REGULATIONS IN SECTION 12.08.090 TO CROSS REFERENCE SIGNAGE REQUIREMENTS IN CHAPTER 8.50 (FIRE SAFETY REGULATIONS) FOR CONSISTENCY

REPEALING CHAPTER 8.20 (GARBAGE COLLECTION RATES) AS OUTDATED

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 5:50pm by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.

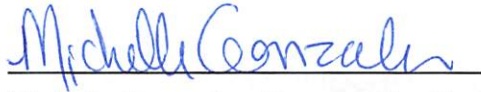
AYES: Broeder, Gordon, Stammerjohan, Whitford, Wendt

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:


John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk