



# PLANNING COMMISSION MEETING

April 10, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

## MINUTES

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Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

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
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

A. Approval of Minutes from March 13, 2025

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Wendt.

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

Zero public responses were received.

## 6. PLANNING COMMISSION BUSINESS

- A. Public Hearing: Resolution of Intent 25-04 Flood Management and Flood Damage Prevention Ordinance

Motion made by Vice Chair Gordon, Seconded by Commissioner Whitford to approve Resolution 25-04. Motion passed by roll call vote,

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

- B. Public Hearing Resolution of Intent 25-05 Large Format Retail

One (1) public comment was received.

Commission proposed to make modification to Resolution 25-05 as follows:

Large format retail facilities in excess of 80,000 square feet in accordance with Section 17.30.050. Also requires a development agreement

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford to approve Resolution 25-05 as amended. Motion passed by roll call vote,

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

## 7. COMMITTEE REPORTS

None

## 8. ADJOURNMENT

Motion to adjourn meeting at 6:09pm made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner 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](http://www.angelscamp.gov).*

  
Caylyn Schaner

Deputy City Clerk

  
John Broeder  
Chairman