

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, SEPTEMBER 9, 2009**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of September 9, 2009, was called to order by Chair Cummins at 7:00 p.m.

Present: Planning Commissioners – Hennecke, Kiser, Mattheis, Olson, and Chair Cummins

Absent: Planning Commissioners – Heinitz and Kirsten

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“August 26, 2009”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Mattheis, Olson second, approved the Minutes of August 26, 2009 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Cummins called for the public hearing to consider the request for a Use Permit to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road. (Applicant: Donatalli Cellars LLC; File Number: 09-U-07)

Assistant Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of this project subject to the conditions in the resolution.

Commissioner Olson asked about any landscaping or screening for the property. Director Bartlam stated that because of the way the property has been built out it leaves no real opportunity for screening or landscaping.

Commissioner Mattheis asked about the types of trucks and the cueing of them onto the property so that there won't be any backup on Highway 12. Director Bartlam stated that the applicant will be able to verify the number of trucks, but with the driveway being through to Mounce Street there won't be any need for the trucks to exit or cue onto Highway 12.

Hearing Opened to the Public

- Mike Donatalli, applicant, came forward to answer questions.
- Commissioner Mattheis asked how many and size of the trucks the operation will be handling at any given time. Mr. Donatalli stated there will be one to two very small flat beds at any given time.

Continued

- Vice Chair Hennecke asked if there was a chance of increasing the size of the business. Mr. Donatalli stated that if the operation was going to be increased in size it won't be at this location.
- Commissioner Olson asked how many employees the Winery has. Mr. Donatalli stated that there are no employees other than the partners. Olson asked if there would be a tasting room downtown. Mr. Donatalli stated that he would like to see his wines served downtown.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Mattheis, Kiser second approved the request of the Planning Commission for a Use Permit to allow a Type 2 (Winery) Alcoholic Beverage Control License at 1220 East Victor Road subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Hennecke, Kiser, Mattheis, Olson, and Chair Cummins
Noes: Commissioners – None
Absent: Commissioners – Heinitz and Kirsten

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam referenced the memo in the packet and stated that staff is available for questions.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that the final three chapters, 3, 5, 9, and appendix A, have been handed out for the Commissions review. Chapter nine which is the noise element is incomplete because it does not have the noise contour maps in it yet. It is the intent of staff to publish the entire document on the City of Lodi web site by the end of the week.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

Chair Kiser gave a brief report on the item that came before the committee at its meeting on September 9, 2009.

9. ART IN PUBLIC PLACES

Director Bartlam stated that the next meeting will be in two weeks.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Director Bartlam stated that the Dancing Fox has started their first crush season since the approval by the Commission. He also reported on the Senior Housing Project adjacent to the Roget Park site. The project is moving forward with Eden Housing to develop the site.

Continued

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:25 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary