



PLACERVILLE PLANNING COMMISSION

Regular Meeting Minutes

Tuesday, July 15, 2025

6:00 PM

Town Hall

549 Main Street, Placerville, CA 95667

Planning Commission Members

Kris Kiehne, Chair

Amy Lepper, Vice Chair

Alyssa Stratton

Catherine Silvester

Kirk Smith

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Kiehne called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

2. ROLL CALL: Present: Chair Kiehne, Vice Chair Lepper, Silvester, Smith, Stratton

3. CLOSED SESSION REPORT: None

4. ADOPTION OF AGENDA

It was moved by Vice Chair Lepper and seconded by Commissioner Stratton that the Planning Commission adopt the agenda as presented. In a roll-call it was adopted:

Ayes: Kiehne, Lepper, Silvester, Smith and Stratton

Noes: None

Absent: None

Abstain: None

5. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by general consent, unless any Commissioner requests a roll call vote, or unless any member of the Commission or Staff or audience wishes to remove an item for discussion.

5.1. Approve the Minutes of the Regular Planning Commission Meeting of June 17, 2025

It was moved by Commissioner Stratton and seconded by Vice Chair Lepper to approve the minutes from June 17, 2025, meeting with the correction in 13.2.1, changing July 17th to July 15th. In a roll-call the minutes were approved:

Ayes: Kiehne, Lepper, Stratton

Noes: None

Absent: None

Abstain: Smith, Silvester

6. ITEMS PULLED FROM CONSENT CALENDAR (if applicable) - None

7. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS

This portion of the meeting is reserved for people wishing to address the Commission on any matter not on the agenda and the subject matter is within the jurisdiction of the Planning Commission. State law prohibits the mission from acting on items not listed on the agenda except by special action of the Planning Commission under specified circumstances.

Oral comment was heard from Michael Drobesh regarding the Planning Commission By-Laws, the roof sign at the old Round Table and mentioned the Agenda did not have hyperlinks to help get to the Planning documents easier.

8. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS - None

Written comments received on non-agenda items pertaining to business within the jurisdiction of the Planning Commission. These are not items for discussion but can be referred to staff for consideration.

9. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: - None

10. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

**10.1. GENERAL PLAN AMENDMENT (GPA) 25-01, ZONE CHANGE (ZC) 25-01 AND
CONDITIONAL USE PERMIT (CUP) 25-04 LOCATION: 3062 CEDAR RAVINE RD/ APN:
003241-067**

Carole Kendrick, Director of Development Services, presented the Staff Report.

Public comments were received from Sean Manwaring and Jacob Rigoli, the owners. Mark Simmons and Michael Drobesh also provided public comments. Vice Chair Lepper made a motion, seconded by Commissioner Smith to approve the GPA, the ZC and the CUP for this project. In a roll-call the motion was approved.

Ayes: Kiehne, Lepper, Silvester, Stratton and Smith

Noes: None

Absent: None

Abstained: None

11. CONTINUED ITEMS:

**11.1 MACKINAW HOTEL, SITE PLAN REVIEW (SPR) 21-03-E3, VARIANCE (VAR) 21-01, E3, AND
VAR 21-02-E3, 12-MONTH TIME EXTENSION REQUEST. LOCATION: 3001 JACQUIER RD/
APN: 048-290-042 & -038**

Carole Kendrick, Director of Development Services, presented the Staff Report. Public comment was received by Michael Drobesh. A motion was made by Chair Kiehne and seconded by Commissioner Smith to approve the 12-month extension for the Mackinaw Hotel. In a roll-call the motion was approved.

Ayes: Kiehne, Lepper, Silvester, Stratton and Smith
Noes: None
Absent: None
Abstained: None

12. DISCUSSION/ACTION ITEMS:

12.1 *Carole Kendrick, Director of Development Services, provided a discussion on the background and the definitions of City encroachment permits.*

13. MATTERS FROM COMMISSIONERS AND STAFF

13.1. Staff Reports:

This item is for staff to update those in attendance of the status of upcoming meetings; recent actions taken by City Council on items previously considered by the Commission; the status or completion of City and community projects; of community-wide activities and events (e.g. National Night Out, Wagon Train, etc.).

Carole Kendrick, Director of Development Services, presented an update on The 1906 Bridge discussion from City Council.

13.2. Planning Commission Matters:

For Commission Members this time is for updating other Members of sub-committee work (when applicable); of updating other Members of topics and issues learned at land use and planning conferences, workshops, webinars; general comments regarding planning and land use within Placerville, or other items which may be within the purview of the Planning Commission.

Carole Kendrick, Director of Development Services, presented the new Planning Commission Packet procedure for packets in Will Call at City Hall instead of The Cary House. If there are packets still in Will Call at 4 pm, the commissioners will be called to make other arrangements.

14. ADJOURNMENT – Meeting adjourned at 7:35p.m.

The Planning Commission normally ends its meetings by 10:00 pm. Items remaining on the agenda after 10:00 PM will be continued to the next Planning Commission Meeting. The Commission meets regularly on the first and third Tuesday of each month at Town Hall in the City Council Chambers; additional meetings may be scheduled as needed.