



PLACERVILLE PLANNING COMMISSION
Regular Meeting Minutes
Tuesday, September 2, 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

MINUTES

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

Commissioner Kiehne called the meeting to order at 6:07 p.m. The Pledge of Allegiance was recited.

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

3. CLOSED SESSION REPORT: None

4. 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.

4.1 Approve the Minutes of the Regular Planning Commission Meeting of July 15, 2025

Commissioner Lepper requested the July 15, 2025 Minutes be pulled from Consent Calendar

4.2 Approve the Minutes of the Regular Planning Commission Meeting of August 19, 2025

Commissioner Lepper requested the August 19, 2025 Minutes be pulled from the Consent Calendar

5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

In the July 15, 2025 Minutes, in Section 11.1 A motion was made by Chair Kiehne, seconded by Commissioner Smith to approve the 12-month extension for the Mackinaw Hotel. In a roll-call the motion was approved.

In the August 19, 2025 Minutes, Section 5, Mr. Drobesh was not allowed to speak due to the item not being on the agenda.

6. 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 Commission from acting on items not listed on the agenda except by special action of the Planning Commission under specified circumstances.

Public Comment was heard from Mike Drobes.

7. 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.

8. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: NONE

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS/PUBLIC MEETINGS:

9.1 Conditional Use Permit (CUP) 25-03, Variance (VAR) 25-01 and Master Sign Plan (MSP) 25-01: Home Depot “Home Depot Tool Rental Center” 600 Placerville Dr, Placerville CA

Consideration of request to: (1) Approve a Conditional Use Permit to allow for the operation of an internal Tool Rental Center, equipment rental display in ten (10) parking stalls, truck rental in six (6) parking stalls, front sidewalk sales and display, rear storage/staging area, and seasonal sales/storage area including Christmas tree sales; (2) Approve a Variance to reduce the required parking from 484 stalls to 357 stalls; (3) Approve a Master Sign Plan amendment for proposed signage associated with the Tool Rental Center and (4) Find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Sections 15061(b)(3) and 15301.

Presented by Carole Kendrick, Director of Development Services. A map of the Home Depot parking lot was provided to the Commission. Michael Drobes provided public comment.

A representative from Home Depot, Cassandra Permenter provided clarification on the parking, signage and seasonal item.

A motion was made by Commissioner Lepper, seconded by Chair Kiehne to Approved CUP 25-03, Variance 25-01 and Master Sign Plan 25-01 with the revision of the Conditions of Approval.

The motion passed by the following roll-call vote:

AYES:	Kiehne, Lepper, Silvester, Smith, Stratton
NOES:	None
ABSENT:	None
ABSTAINED:	None

9.2 Master Sign Plan Amendment (MSP) 25-03: Sociology 564 Main Street, Placerville, CA

Consideration of a Master Sign Plan amendment for the sign branding for Sociology on a 0.33-acre parcel zoned CBD (Commercial Business District) located at 564 Main Street (APN: 003-141-022)

The Staff Report was presented by Carole Kendrick, there was discussion amongst the commissioners, but it was determined by the Commission that this should come back to the Commission with corrections and clarifications by the business owner.

Public comment was heard from Michael Drobes

A motion was made by Commissioner Lepper and seconded by Commissioner Stratton to continue the application for Master Sign Plan (MSP) 25-03 to the next Planning Commission Meeting.

On a voice vote call by Chair Kiehne, with five (5) AYES the item was continued to the next Planning Commission Meeting.

10. CONTINUED ITEMS: None

11. NEW BUSINESS: None

12. MATTERS FROM COMMISSIONERS AND STAFF

12.1. 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 presented updates from the City Council meeting to the Planning Commission.

Commissioner Smith stated that he has suggested previously and still suggests the City Attorney be present at Planning Commission Meetings

12.2. Planning Commission Matters:

For Commission Members this time is for updating other Members of sub-committee work (when applicable); for 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.

12.2.1. Historic Design Guidelines

Commissioner Stratton provided a Work Plan for the Commission to keep track of the Commission's objectives on the updating of the City's Historic Design Guidelines.

Public comment was provided by Michael Drobes..

13. ADJOURNMENT

The Planning Commission normally ends its meetings by 10:00 pm. Items remaining on the agenda after 10:00 PM will be continued until 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.

Meeting was adjourned by Chair Kiehne at 9:00 p.m.