PLACERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 7, 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**

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

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

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 September 2, 2025
4.2. Approve the Minutes of the Regular Planning Commission Meeting of August 19, 2025
4.3. Approve the Minutes of the Regular Planning Commission Meeting of July 15, 2025

It was moved by Commissioner Smith and seconded by Commissioner Silvester to approved the Minutes from the Regular Planning Commission Meetings of September 2, 2025, August 19, 2025 and July 15, 2025.

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

6. **ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS - None**

This portion of the meeting is reserved for persons 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.

The new City Manager, Dave Warren introduced himself to the Planning Commission. Also present for the meeting was Melissa Savage, City Engineer.

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:

9.1. Site Plan Review (SPR) 21-03 Mackinaw Hotel Landscaping

Consideration of request to approve the final landscape plans for approved Site Plan Review (SPR) 21-03 "Mackinaw Hotel" located at 3001 Jacquier Road, APN: 048-290-042, -044, -038, consistent with a previously approved Negative Declaration subsequent addendums.

This item was presented by Carole Kendrick, Director of Development Services. Discussion was heard from the commissioners. Written Public Comments were presented.

It was moved by Chair Kiehne and seconded by Commissioner Stratton to approve the Mackinaw Landscape Design, with the following amendments: all trees will be 15 ft off the right of way line at the front of the building, and in the plant schedule replace the Pinus Sabiniana with a Pinus Ponderosa.

A roll-call vote was taken:

AYES:	Kiehne, Silvester, and Stratton
NOES	Smith
ABSENT:	Lepper
ABSTAIN:	None

10. CONTINUED ITEMS:

10.1. Master Sign Plan Amendment (MSP) 25-03: Sociology 564 Main Street

Consideration of a Master Sign Plan (MSP) amendment for the sign branding for Sociology on a 0.33-acre parcel, zoned Commercial Business District (CBD) located at 565 Main Street, APN: 003-011-022.

This item was presented by Carole Kendrick. Written Communication to the Planning Commission was also presented by Carole Kendrick. Discussion was had among the commissioners. Public Comment was received by Vince Darwood, Michael Drobesh and Doug Roeca.

A motion was made by Commissioner Smith and seconded by Commissioner Silvester. A roll-call vote was taken:

AYES:	Kiehne, Silvester, Stratton and Smith
NOES:	None
ABSENT:	Lepper
ABSTAIN:	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.).

Staff Report was presented by Carole Kendrick.

12.2. 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.

The order of the following was rearranged to allow the community members in the audience to speak before the Commissions reports.

12.2.1. US 50 Trip to Green Congestion Management and Resiliency Strategy Project

This item was presented by Melissa Savage, City Engineer
Commissioners discussed the request to provide comments.
Public comments were heard from: Greg Resat, Vince Darwood, Don Torninicasa, Mary Dohnke and Michael Drobesh

12.2.2. Historic District Fencing Materials

This item was presented by Carole Kendick. Discussion among the Commissioners to address fences in the Historic Guidelines. Public comment was heard from Michael Drobesh.

12.2.3. Historic Design Guidelines

Discussion among Commissioners

12.2.4. American Planning Association (APA) Annual Conference – Commissioner Silvester

Commissioner Silvester spoke of her attendance at this conference.

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 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.

The meeting was adjourned at 8:15 pm