



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, December 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

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

Staff Present: Director of Development Services Carole Kendrick, Development Technician Deana Watkins-Howey

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 October 21, 2025

Commissioner Silvester requested to pull the minutes from the October 21, 2025, meeting.

5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

Commissioner Silverster pointed out that there were three locations in the minutes where her last name was incorrectly spelled.

A motion was made by Vice-Chair Lepper, seconded by Commissioner Stratton, to approve the October 21, 2025, Meeting Minutes as amended

On a voice-vote the motion was approved: Ayes: 5 Nays: 0

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

Ryan Carter thanked the Commissioners for their dedication and hard work.

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. - None

8. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: None

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS: None

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.).

None

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.

12.2.1. Planning Commission Bylaws

The Commissioners reviewed the existing Planning Commission By-Laws making additions or corrections where needed.

A motion was made by Vice-Chair Lepper to adopt the By-Laws as amended, it was seconded by Commissioner Smith

On a voice-vote the motion was approved. 5 Ayes – 0 Nays

12.2.2. Historic Design Guidelines

There was no discussion on the Historic Design Guidelines

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.

Meeting Adjourned at 8:13 pm