



# Mariposa County

## MINUTES of the Planning Commission

|                        |              |
|------------------------|--------------|
| Edward Walls           | District I   |
| Warren Gray            | District II  |
| Mick Herman            | District III |
| Deni Smith, Vice-Chair | District IV  |
| John McCamman, Chair   | District V   |

### ACTION SUMMARY MINUTES

**MEETING DATE:** January 20, 2023  
**TIME:** 9:00 AM  
**LOCATION:** Board Chambers  
Mariposa County Government Center  
5100 Bullion Street, Second Floor, Mariposa, CA 95338

#### 1. CALL TO ORDER

Chair Herman called the meeting to order at 9:01 a.m. and made an announcement correcting the Agenda Header about replacing Wilmeth with Gray. He then welcomed the new Commissioner for District II, Warren Gray.

| Attendee Name | Title                              | Status  | Arrived |
|---------------|------------------------------------|---------|---------|
| Ed Walls      | District I Planning Commissioner   | Present | 9:01 AM |
| Warren Gray   | District II Planning Commissioner  | Present | 9:01 AM |
| Mick Herman   | District III Planning Commissioner | Present | 9:01 AM |
| Deni Smith    | District IV Planning Commissioner  | Present | 9:01 AM |
| John McCamman | District V Planning Commissioner   | Present | 9:01 AM |

#### 2. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

#### 3. PLEDGE OF ALLEGIANCE

The pledge was led by Chair Herman.

#### 4. ACTION ITEMS

Chair Herman announced that item Agenda item 4B would be moved in front of 4A.

#### B. Selection of Chair and Vice Chair for 2023 Planning Commission 2023-PCRES-1 and 2023-PCRES-2 Planner: Steve Engfer

By Motion of Commissioner Walls, seconded by Commissioner Smith, the Planning Commission appointed Commissioner McCamman as the Chair for 2023. The gavel was then passed to McCamman.

|         |   |                                      |
|---------|---|--------------------------------------|
| AYES    | 5 | Walls, Gray, Herman, Smith, McCamman |
| NOES    | 0 |                                      |
| ABSTAIN | 0 |                                      |
| EXCUSED | 0 |                                      |

By Motion of Commissioner Walls, seconded by Commissioner Herman, the Planning Commission appointed Commissioner Smith as the Vice Chair for 2023.

|         |   |                                      |
|---------|---|--------------------------------------|
| AYES    | 5 | Walls, Gray, Herman, Smith, McCamman |
| NOES    | 0 |                                      |
| ABSTAIN | 0 |                                      |
| EXCUSED | 0 |                                      |

**A. Nominate and Appoint a Planning Commissioner to the Agricultural Advisory Committee for 2023 2023-PCRES-3 Planner: Steve Engfer**

By Motion of Commissioner Walls Seconded by Commissioner Smith, the Planning Commission appointed Commissioner Herman as the Planning Commission representative to the Agricultural Advisory Committee for 2023.

|         |   |                                      |
|---------|---|--------------------------------------|
| AYES    | 5 | Walls, Gray, Herman, Smith, McCamman |
| NOES    | 0 |                                      |
| ABSTAIN | 0 |                                      |
| EXCUSED | 0 |                                      |

**5. MINUTES APPROVAL**

**A. Planning Commission – Regular Meeting – November 18, 2022 9:00 AM**

By Motion of Commissioner Smith, seconded by Commissioner Herman, the Planning Commission approved the minutes of November 18, 2022, as submitted.

|         |   |                                |
|---------|---|--------------------------------|
| AYES    | 4 | Walls, Herman, Smith, McCamman |
| NOES    | 0 |                                |
| ABSTAIN | 1 | Gray                           |
| EXCUSED | 0 |                                |

**B. Planning Commission – Regular Meeting – December 2, 2022 9:00 AM**

The following amendments were offered by Commissioner McCamman:

Commissioner Smith was excused and the number voting should reflect 4 not 5  
Suggested adding to the future minutes Ayes, Noes and Excused.

By Motion of Commissioner Herman, seconded by Commissioner Walls, the Planning Commission approved the minutes of December 2, 2022, as amended.

|         |   |                         |
|---------|---|-------------------------|
| AYES    | 3 | Walls, Herman, McCamman |
| NOES    | 0 |                         |
| ABSTAIN | 2 | Gray, Smith             |
| EXCUSED | 0 |                         |

**6. PUBLIC HEARINGS**

**A. PUBLIC HEARING: Resolution Approving Variance Application No. 2022-190 with Findings and Conditions, including a Finding that the Project is Exempt**

**from Environmental Review; Victor Goldman, Applicant. Project is Located at 5060 Oak Road, Midpines APN 008-390-026 2023-PCRES-4 Planner: Katy Casner**  
Prior to presenting the project, Planner III, Kaitlyn Casner, noted that on packet page 18, 2nd whereas of the resolution should state:

*WHEREAS, the variance proposes to reduce the side property line set back from the required twenty (25) feet or fourteen and twenty-five thousandths (14.025) feet (ten percent of the lot width, as measured through the building envelope) to five (5) feet from the side property line;*

Casner then continued with a power point presentation.

Public Comment was received by: Victor Goldman, project applicant.

McCamman requested that the resolution reflect the change that Casner stated in the beginning of the meeting AND to make sure that it is stated in the resolution that the item was publicly noticed and there were no comments received.

By Motion of Commissioner Herman, seconded by Commissioner Walls, the Planning Commission adopted a resolution and approved Variance No. 2022-190 with the recommended findings and conditions including a finding that the project is exempt from environmental review.

|         |                                        |
|---------|----------------------------------------|
| AYES    | 5 Walls, Gray, Herman, Smith, McCamman |
| NOES    | 0                                      |
| ABSTAIN | 0                                      |
| EXCUSED | 0                                      |

## **7. PLANNING COMMISSIONER INFORMATION**

Information was received from Chair McCamman and Commissioner Herman.

## **8. INFORMATION ITEMS**

Information was received from Steve Engfer, Interim Planning Director.

## **9. ADJOURN**

There being no further business the meeting was adjourned at 9:45 a.m.

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John McCamman, Chair  
Mariposa County Planning Commission

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Carol Suggs, Secretary  
Mariposa County Planning Commission