

**JUNE 18, 2024, MINUTES  
CITY OF WHEATLAND  
REGULAR PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:37 P.M.**

**PLANNING COMMISSIONERS PRESENT** G. Hart, D. Panteloglow, D. Pesenti, W. Tinsley  
**ABSENT** - K. Thomason

**OTHER OFFICIALS PRESENT** T. Raney, Community Development Director  
K. Valente, Senior Planner  
J. Johnson, Acting City Clerk

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Chair led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**CONSENT**

Motion was made by Planning Commission D. Panteloglow, Seconded by Vice Chair D. Pesenti to **approve minutes from the regular meeting on March 19, 2024**. Vote called – G. Hart, D. Panteloglow, D. Pesenti. Abstained - W. Tinsley. Motion carried.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

1) Senior Planner K. Valente presented the staff report for consideration to approve Site Plan and Design Review for a proposed auto sales business located at 603 Third Street. Valente recommends Planning Commissioners to hold a public hearing and consider adopting the resolution approving the requested Design Review for the proposed auto sales. At the first hearing back on September 5, 2023, Planning Commissioners had concerns raised regarding available parking for the proposed business. The applicant has prepared a new site plan to address the concerns.

**Public Comment –**

John Giles spoke on the parking issue, monitoring appointments, vehicles test driving down residential roads by his small children and lighting shining into his home.

**Planning Commission Comments -**

D. Pesenti commented on the lighting, the looks of it and guidelines, and questioned if their other businesses similar on highway 65 that meet the expectations like this business to compare.

D. Panteloglow commented on the two additional parking spaces, regulating appointments, landscaping regarding plants and the good neighbor fence and the upkeep.

G. Hart is still concerned about the parking, aesthetic looks of the business, lighting, fencing, landscaping with the upkeep, would prefer wood fencing rather than chain link fencing.

Motion was made by Chair G. Hart, Seconded by Vice Chair D. Pesenti for **applicant to come back July 16, 2024, and provide detailed lighting plans, landscaping plans, fencing plans and an ingress and egress from the lot for test driving vehicles.** Vote called – AYES: All. Motion carried.

## **REPORTS –**

T. Raney reported on General plan update with the ad hoc committee, next one will be August 20,2024 and coming to the commissioners soon.

With no other business before the Commissioners, the meeting adjourned at 6:37 p.m.

Respectfully submitted,  
Kevin Valente, Senior Planner