

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker
District 1
Timothy Laddish
District 2
Michelle Plotnik
District 3
Hector Lozano
District 4
Michael Robie
District 5



Bret Samson
Planning Director
Julie Moss-Lewis
Assistant County Counsel
Annette Huse
Commission Clerk

891 Mountain Ranch Road
San Andreas, CA 95249
209-754-6490

MEETING MINUTES MARCH 13, 2025

CALL TO ORDER

The meeting was called to order at 9:05 AM by Commissioner Plotnik.

Attendee Name	Title	Status	Arrived
Don Parker	District 1 Planning Commissioner	Present	
Timothy Laddish	District 2 Planning Commissioner	Present	
Michelle Plotnik	District 3 Planning Commissioner	Present	
Hector Lozano	District 4 Planning Commissioner	Present	
Michael Robie	District 5 Planning Commissioner	Present	

1. Selection of Planning Commission Chair and Vice-Chair.

MOTION: A motion was made by Commissioner Laddish and seconded by Commissioner Parker to nominate Commissioner Plotnik as Chair and Commissioner Lozano as Vice-Chair. Motion was approved 5-0-0-0.

STAFF PRESENT

Bret Sampson, Planning Director
Julie Moss-Lewis, Assistant County Counsel
Madeleine Flandreau, Senior Planner
Annette Huse, Commission Clerk

STAFF ANNOUNCEMENTS - None

AGENDA CHANGES - None

GENERAL PUBLIC COMMENT - None

CONSENT AGENDA

1. Planning Commission minutes of January 23, 2025.

MOTION: A motion was made by Commissioner Lozano and seconded by Commissioner Laddish to approve the minutes under the consent agenda. Motion was approved 4-0-1-0. (Abstention-Parker)

REGULAR AGENDA

1. **2024-013 Conditional Use Permit for Jeremy and Lynette Covey-Smith DBA 4 Horse Ranch**: The applicant is requesting approval of a Conditional Use Permit to permit a previously existing unpermitted private equestrian facility for up to 40 horses on a Rural Residential parcel. The facility is a registered nonprofit for equine education and therapy sessions for at-risk youth and will be operated by the landowners and 1-6 volunteers/employees. The facility is not proposed to be open to the general public and will hold up to four lessons per day in husbandry, training, preparation for off-site riding, and roping clinics for privately invited clients or guests, and up to three birthday parties per year for up to 25 people. The subject parcel, APN 048-009-052 is located at 2911 Patriot Way in Burson, in Section 21, T4N, R10E, MDBM. Pursuant to CEQA guidelines, an Initial Study/Mitigated Negative Declaration has been prepared for this project. (Madeleine Flandreau, Senior Planner)

Staff Discussion:

Madeleine Flandreau, Senior Planner, presented the item. Staff and the Commission discussed the item.

Applicant Comment:

Lynette Covey-Smith, applicant

Public Comment:

Ralph Krause
Lisa Cupps
Sandy Hegel
Sarah Petty
Rachelle Smith
Leah Peano
Christopher Buttner
Troy Smith Covey
Julie Brianna Monteval
Jason Freeman
Perry Willard
Stacie Bosch
Len McClenan
Stuart Bosch
Leanne Evanet
Lisa Medina, Environmental Management Administrator
Michael Vasquez, Animal Services Manager
Doug Oliver, Building Official

The Commission adjourned for a break at 11:18 am and reconvened at 11:30 am.

MOTION: A motion was made by Commissioner Parker and seconded by Commissioner Lozano to continue project 2024-013 to March 27, 2025. Motion was approved 4-0-1-0. (Abstention –Robie)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS - None

PLANNING DIRECTOR AND STAFF REPORTS - None

ADJOURNMENT – 1:05 PM

Bret Sampson, Planning Director

Date

Planning Commission Chair

Date