

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker
District 1
Timothy Laddish
District 2
Michelle Plotnik, Chair
District 3
Hector Lozano, Vice-Chair
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 April 10, 2025

CALL TO ORDER

The meeting was called to order at 9:00 AM by Commissioner Lozano.

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	Absent	
Hector Lozano	District 4 Planning Commissioner	Present	
Michael Robie	District 5 Planning Commissioner	Present	

STAFF PRESENT

Bret Sampson, Planning Director
Julie Moss-Lewis, Assistant County Counsel
Lindsey Smith, Planner I
Annette Huse, Commission Clerk

STAFF ANNOUNCEMENTS - None

AGENDA CHANGES - None

GENERAL PUBLIC COMMENT - None

CONSENT AGENDA - None

REGULAR AGENDA

1. **2025-011 Appeal of Administrative Use Permit AUP 2024-082 for Noah and Amber Glanville:** THIS ITEM WAS CONTINUED FROM 3-27-25. The appellant, Ralph Niven, is appealing the Planning Director's approval of AUP 2024-082 to operate a 5-run dog boarding facility from the existing 20'x25' dog kennel at 1298 Apple Blossom Drive, Murphys (APNs 034-003-137 and 068-010-126). The subject parcels are 40.83-acres in size, zoned General Agriculture with a 40-acre minimum (A1-40), on land designated by the General Plan as both Working Lands and Rural Transition A (RTA), and located in portions of Sections 31 and 32 of T04N, R14E and a portion of Section 5 of T03N, R14E of the MDM. This project is CEQA exempt pursuant to CEQA Guidelines §15303 (c) which allows for a store, motel, office,

restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. (Lindsey Smith, Planner I)

Staff Discussion:

Bret Sampson, Planning Director, and Lindsey Smith, Planner I, presented the item. Staff and the Commission discussed the item.

Applicant Comment:

Noah Glanville, applicant
Max Glanville, applicant's son

Appellant Comment:

Ralph Niven, appellant
Makayla Whitney, Berliner Cohen, LLP, attorney for appellant

Public Comment:

Johnathon Frost, Deputy County Counsel, Calaveras County
Carlos Stoughton
Terri Bowman
Mike Borean
Jessica Bowman
Lisa Medina, Environmental Management Administrator
Michael Vasquez, Animal Services Manager

MOTION: A motion was made by Commissioner Parker and seconded by Commissioner Lozano to deny the appeal. Motion failed due to the lack of three votes. 2-2-0-1. (Ayes - 2 - Parker, Lozano, Noes- 2 – Laddish, Robie) (Absent – Plotnik)

MOTION: A motion was made by Commissioner Laddish and seconded by Commissioner Robie to grant the appeal. Motion failed due to the lack of three votes. 2-2-0-1. (Ayes 2 – Laddish, Robie, Noes 2 – Parker, Lozano) (Absent – Plotnik)

Because there was no majority vote for either motions, the appeal failed.

MOTION: A motion was made by Commissioner Parker and seconded by Commissioner Laddish to amend the resolution to deny the appeal. The Planning Director's approval of AUP 2024-082 to permit the use of the existing on-site 20'X25' dog kennel structure for the operation of a 5-run dog boarding facility at 1298 Apple Blossom Drive, in Murphys still stands. Motion was approved 4-0-0-1. (Absent – Plotnik)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS - None

PLANNING DIRECTOR REPORTS

Planning Director Bret Sampson informed the Commission that the Meeting of April 24th will be cancelled due to the lack of items.

ADJOURNMENT – 12:00 PM

Bret Sampson, Planning Director

Date

Planning Commission Chair

Date