



Regular Meeting Agenda

**Planning Commission
Minutes**

Tuesday, September 13, 2016

7:00 PM

Council Chamber

17555 Peak Avenue

Morgan Hill, CA 95037

PRESENT: Planning Commissioner McKay, Planning Commissioner Toombs, Planning Commissioner Spring, Planning Commissioner Mueller, Planning Commissioner Downey, Vice Chair Orosco, Chair Tanda

ABSENT: None

LATE: None

STAFF: Economic Development Director (EDD) Ramirez, Economic Development Coordinator (EDC) Lang, Assistant City Manager for Community Development (ACMCD) Little, Chief Executive Officer of Prime Commercial (CEOPC) Divine, Movable Feast Representative (MFR) Ryan Sebastian

CALL TO ORDER

Chair Tanda called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Luna certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPEN PUBLIC COMMENT PERIOD

Chair Tanda opened the public comment at 7:09 p.m. Hearing no further request to speak, the public comment was closed.

ORDERS OF THE DAY

Orders of the day are as follows: Item 1, 3, 2, [4 \(Clerical error. There is no item 4 on this Agenda\)](#)

CONSENT CALENDAR

Approval of the Consent Calendar

ACTION: *This item was pulled for discussion.*

Item Report #
1 16-632

APPROVE THE AUGUST 23, 2016 PLANNING COMMISSION MEETING MINUTES

ACTION: *On a motion by Commissioner Mueller and seconded by Commissioner Spring to approve the August 23, 2016 Planning Commission Meeting Minutes with the correction to add the time in which Commissioner Mueller arrived at the meeting. The motion passed (6-0-1-0) with the following vote: Ayes: McKay, Spring, Tanda, Mueller, Orosco, Downey; Noes: None; Abstain: Toombs; Absent: None.*

PUBLIC HEARING:

Item Report #
2 16-613

ECONOMIC DEVELOPMENT BLUEPRINT WORKSHOP: Provide feedback on key Economic Blueprint Fundamentals as identified through the public engagement process.

(EDC) John Lang presented the staff report.

Chair Tanda opened public comment at 9:14 p.m.

- Doug Muirhead was called to speak.

Hearing no further request to speak, the public comment was closed.

ACTION: *No action was taken.*

Item Report #
3 16-631

RETAIL STUDY SESSION: Discuss retail development in the City and overall retail industry trends.

- EDD Ramirez presented the staff report.
- (CEOPC) Divine Spoke on behalf of this item.
- (MFR) Ryan Sebastian spoke on behalf of this item.

Chair Tanda opened public comment 7:23 p.m.

- Doug Muirhead opposes big retails which puts pressures on other smaller retailers.
- CJ Ikley is in favor of more clothing stores while still keeping the small town feel of Morgan Hill.
- Mathew Roth is in favor of more clothing stores to fit the younger demographics.
- Irfan spoke is opposed to more clothing stores due to the close proximity of the Gilroy Outlets and the online stores that are available. More restaurants with different varieties of food would bring more people to our city.
- Sabrato student oppose more food places and would rather see more clothing stores.

Hearing no further request to speak, the public comment was closed.

ACTION: *No action was taken.*

ADJOURNMENT

Adjourned the meeting at 10:07 p.m.

MINUTES RECORDED AND TRANSCRIBED BY:

Jenna Luna, Minutes Clerk