

City of Dixon  
Plan Commission  
Council Chambers – City Hall  
December 27, 2018 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on December 27, 2018 at 6:05 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call - Commissioners present: Aurand, Gates, Seagren, Yount, Lawton and Chairperson Whaley. Commissioners absent: Corken, Scriven, Shaw, and Wiggins. Guests present: Mayor Liandro Arellano and City Code Enforcement Officer, Joe Bay.

Chairperson Whaley welcomed the City's new Code Enforcement Officer, Joe Bay.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the November 15, 2018 meeting. After hearing none, Commissioner Seagren motioned that the minutes be accepted as presented. Commissioner Gates seconded the motion. Chairperson Whaley called for a vote, Voting Yea: Aurand, Gates, Seagren, Yount, Lawton and Chairperson Whaley. Voting Nay: None. Motion carried.

#### NEW BUSINESS

Consideration of Proposed Text Amendment to the City of Dixon Zoning Ordinance. Add a new Chapter 19 with respect to the regulation.

The group moved to the table to discuss and read through the Ordinance with Building Official Shiaras leading. An overview was presented and questions by the members were answered. Building Official Shiaras advised that there is already a system in place to deal with permitted solar system types and those with special use. While very few have been installed, the department has been using these rules and now a specific ordinance is being put in place. He also stated the standard Building Permit application would be used and additional technical drawings and plans would be required. Processing fees are non-refundable unless the project does not move forward. There is also a plan in place to review if the solar system is no longer in use. He shared that the Historic Preservation Committee will discuss issues related to the buildings in the downtown district. Mayor Arellano advised the commission that solar systems located directly outside of the city limits the Commission would be considered a recommending body for the County. Any additional questions and concerns should be addressed with the City Attorney.

A motion was made by Member Seagren and seconded by Member Aurand to approve proposed text amendment to the City of Dixon Zoning Ordinance to add a new Chapter 19 with respect to the regulation of Solar Energy Systems. Voting Yea: Aurand, Gates, Seagren, Yount, Lawton and Chair Whaley. Voting Nay: None. Motion carried.

Building Official Shiaras added that there will be business for the Plan Commission for the next meeting which is scheduled for January 24, 2019.

As there was no further business to discuss, Chairperson Whaley called for a motion to adjourn. A motion was made by Member Lawton and seconded by Member Yount to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 6:51 pm.

Recorded by: Stephanie Terranova, Secretary