



John Prior, Chair
Clifford Haggenjos, Jr., Vice Chair
Erich Brashears, Commissioner
Tracy Covington, Commissioner
Robert Jensen, Commissioner
Andraé Randolph, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES

Planning Commission Meeting

June 26, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Prior called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Brashears, Covington, Jensen, Randolph, Unidad, Haggenjos, Prior

Absent: None

III. PLEDGE OF ALLEGIANCE

Commissioner Covington led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Prior opened the Public Comment period.

Julia Sweeney spoke regarding the maintenance of the landscape in the median on Kingwood Drive at Dorchester Drive. The area has become a potential fire hazard due to overgrown weeds and dead vegetation.

Jennifer Chapman asked the Planning Commission to review the updated arborist report for the 705 Sunrise Avenue project.

Hearing no further comments, Chair Prior closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of May 8, 2025

Motion by Commissioner Covington, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll call vote:

Ayes: Jensen, Haggenjos, Brashears, Unidad, Covington, Randolph, Prior

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. North Industrial Plan Area Parcel CO-21 – Primrose Preschool, 7930 Painted Desert Dr, File #PL24-1064

REQUEST: The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 Modification to allow construction of an approximate 7,680-square-foot daycare facility for Primrose Preschools, which will be located on a 1.8-acre portion of the Campus Oaks Town Center.

Associate Planner, Eric Singer, presented the staff report.

Chair Prior opened the Public Hearing and invited comments from the applicant and and/or audience.

Applicant representative, Katelyn Sharon, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comment, Chair Prior closed the public comment period and Public Hearing.

Motion by Commissioner Randolph, seconded by Commissioner Covington to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to seven (7) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eighty-three (83) conditions of approval.

Roll call vote:

Ayes: Brashears, Unidad, Randolph, Covington, Jensen, Haggenjos, Prior

Noes: None

The Motion passed.

2. Infill Parcel 241 - John Adams Expansion, 5 Sierragate Pz, File # PL25-0180

REQUEST: The applicant, John Adams Academy Charter School, requests a Conditional Use Permit to allow the expansion of a legal nonconforming use. John Adams Academy Charter School proposes to occupy the first floor (approximately 12,200-square-feet) of the existing three-story commercial building located at 5 Sierra Gate Plaza for classroom and office use.

Associate Planner, Escarlet Mar, presented the staff report.

Chair Prior opened the Public Hearing and invited comments from the applicant and and/or audience.

Applicant representative, Marcus Lo Duca, Law Offices of Marcus Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comment, Chair Prior closed the public comment period and Public Hearing.

Motion Commissioner Jensen, seconded by Commissioner Brashears to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to nine (9) conditions of approval with the updated condition of approval #4.

Updated Condition of Approval #4

The typical pick-up and drop-off times shall be consistent with those found in the Business Operations Plan in Exhibit A, subject to the requirements in Condition #67.

Roll call vote:

Ayes: Randolph, Covington, Jensen, Haggenjos, Unidad, Brashears, Prior

Noes: None

The Motion passed.

VII. COMMISSIONER/STAFF REPORTS

Staff Reports

- There will not be a Planning Commission meeting on July 10, 2025.
- Currently there are two (2) items to be heard at the July 24, 2025, Planning Commission meeting.
- As this was Commissioner Covington's last meeting, staff expressed their appreciation for her years of service on the Planning Commission and to the citizens of Roseville.
- The second reading of the Roseville Municipal Code Updates - Zoning and Subdivision Ordinance was heard and approved at the June 18, 2025, City Council meeting.

Commissioner Reports

- Happy Birthday wishes were extended to Commissioner Haggenjos.
- Appreciation was extended to Commissioner Covington for her years of service on the Planning Commission.

VIII. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Covington, to adjourn the meeting. The Motin passed unanimously at 7:07 p.m. with a voice vote.