

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 6, 2011

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Annabel Gammon, Greg Pires, Robert Crabtree, Richard Gibson, Allen Layman, Michael Navarro, Ron Peterson, John Ramos
- Absent: Steve Boyd
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Thomas E. Boze, Deputy County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke.

IV. **APPROVAL OF MINUTES**

- A. September 15, 2011
Layman/Crabtree, 7-0, **APPROVED**
Commissioner Pires abstained.

V. **CORRESPONDENCE**

Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

- A. Farmland Working Group Newsletter - Summer/Fall 2011

VI. **CONFLICT OF INTEREST** - None

VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Gammon informed the public there were no consent items.

* **CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. 2011-12 - KOREAN UNITED CHURCH** - Request to convert an existing 3,864 square foot commercial building into a church and to increase the existing building by 676 square feet. The .446± acre property is zoned P-D (133) (Planned Development) and is located at 130 Auto Center Court, on the south side of Auto Center Court, east of McHenry Avenue, in the City of Modesto Sphere of Influence. This project is exempt from CEQA.

APN: 082-009-027

Staff Report: Bill Carlson Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Jimmy Chang

Public hearing closed.

Crabtree/Peterson, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 20, 2011

- A. Adopted and waived the second reading of Ordinance C.S. 1106 to continue redevelopment activities under the Alternative Voluntary Redevelopment Program
- B. Closed the public review period for the FY 2010-2011 Consolidated Annual Performance Evaluation Report (CAPER) and conducted a public hearing; adopted the FY 2010-2011 CAPER and authorized staff to incorporate comments received prior to the close of the public comment period and during the public hearing in the final CAPER to be submitted to the Department of Housing and Urban Development (HUD)

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 27, 2011

There were no items related to Planning and Community Development on this date as the Board was conducting Interviews for Chief Executive Officer.

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 4, 2011

- A. Approved Acceptance of Two Grants from the State Water Resources Control Board for Planning and Engineering Activities Related to the Airport District and Shackelford (Parklawn Neighborhood) Sewer Improvement Projects

MISCELLANEOUS & ON THE HORIZON

The October 20, 2011, Planning Commission meeting is canceled.

November 3, 2011

- 1. One Use Permit Application for Hennings Brothers Ag Drilling in the Del Rio area.
- 2. One General Plan Amendment Application to amend Appendix A: Stanislaus County Buffer and Setback Guidelines of the Stanislaus County General Plan Agricultural Element.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

Signature on file.
Kirk Ford, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Department.)