

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 7, 2013

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson
- Absent: Greg Pires, John Ramos
- Staff Present: Angela Freitas, Director; Bill Carlson, Senior Planner; Carole Maben, Associate Planner; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Brenda McCormick, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. January 17, 2013
Crabtree/Gibson, 3-0, (Unanimous), **APPROVED**
Commissioner(s) Boyd, Buehner, and Etchebarne abstained.

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - None

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

Commissioner Boyd informed the public there were no consent items.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2012-0007 - NORTH AVENUE HEINRICH HULLER** - Request to construct a new walnut huller/dryer building, warehouse and storage building, and shop in three phases on an 18.78 acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 3424 North Avenue, east of Dakota Avenue and west of Brink Avenue, in the Modesto area. A CEQA Negative Declaration will be considered.

APN: 005-036-038

Staff Report: Carole Maben Recommends **APPROVAL**.

Report presented by: Bill Carlson

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Norman Wilson, Wilson Architectural, Inc., 609 15th Street.

Public hearing closed.

Etchebarne/Peterson, 6-0 (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 (*items relating to Planning and Community Development Department*)

January 29, 2013: After conducting the public hearing, a motion to deny the appeal and to confirm the decision of the Planning Commission failed to receive an affirmative vote of a majority of all the members and, therefore, the following decision of the Planning Commission remains in effect: approval of a 5-year time extension to the Development Schedule for Rezone Application No. 2007-01, Santa Fe Crossing.

After conducting the public hearing, a motion to sustain the appeal and to reverse the decision of the Planning Commission failed to receive an affirmative vote of a majority of all the members and, therefore, the following decision of the Planning Commission remains in effect: approval of Vesting Tentative Parcel Map Application 2006-44, Willms Ranch, LLC.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

February 21, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

March 7, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

Planning staff is coordinating with the Stanislaus Council of Governments to set up a Valley Vision Stanislaus workshop for the Planning Commission. Valley Vision Stanislaus is a long range planning document that will provide the framework for investment in roads, freeways, public transit, bike trails, and other ways people move around the Stanislaus Region. A special meeting day may be required.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:13 p.m. to reconvene for a workshop

Signature on file.
Angela Freitas, 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.)

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