

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 17, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Ron Peterson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: Steve Boyd
- Staff Present: Angela Freitas, Director; Kristin Doud, Associate Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. March 3, 2016
Borges/Yamamoto (7/0) **APPROVED.**

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST**

6:01 p.m. – Commissioner Buehner entered Chambers.

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

* **CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2015-0087 – ARTIFICIAL TURF & LANDSCAPING CO. – Requesting continuance to April 7, 2016.** Request to establish a wholesale nursery and landscape contractor operation with 7-12 employees, on a 2.93± acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located at 1467 Crawford Road, north of Claribel Road, east of Coffee Road, west of Oakdale Road, in the Riverbank area. No structures are being proposed at this time, and the wholesale nursery will not be open to the general public. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 074-012-013

Staff Report: Timothy Vertino, Assistant Planner Recommends **CONITUANCE**. Etchebarne/Orvis (8/0) **APPROVED THE STAFF RECOMMENDATION TO CONTINUE TO APRIL 7, 2016.**

- B. USE PERMIT APPLICATION NO. PLN2015-0086 – RUMBLE AG SERVICE, INC.** - This is a request to establish a custom ripping and leveling agricultural services business, currently improved with a 10,000 square-foot shop, and a 1,000 square-foot office, and to allow for future expansion of an additional 10,000 square-foot shop and 1,000 square-foot office. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The site is located at 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads in the Salida area. The property is zoned Salida Community Plan Planned Industrial. The Planning Commission will consider a CEQA Negative Declaration. APN: 003-021-020
Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dave Romano, Newman & Romano, 1034 12th Street, Modesto, CA
Public hearing closed.
Buehner/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

March 8, 2016: Authorization the submittal of a Solicitation of Interest to the State of California Department of Housing and Community Development (HCD) for Designation of Stanislaus County as the Administrative Entity for the State of California Emergency Solutions Grant (ESG) Program as Funded by the United States Department of Housing and Urban Development.

March 15, 2016: Opened a 30-day Public Review Period and Set a Public Hearing on April 26, 2016, to Consider Approval of the Fiscal Year 2016-2017 Annual Action Plan.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

April 7, 2016: Continued item - Use Permit Application No. PLN2015-0087 – Artificial Turf & Landscaping in the Modesto area. Applicant is Jim Lawrence, Artificial Turf & Landscaping Co. Property owners are Daniel & Ann Marie Keane.

Use Permit Application PLN2015-0114 – G & G Transportation in the Turlock area. Applicant is Gary Gomes, G & G Transportation. Property owners are Jill, Michael & Scott Bradley and Denise Soares.

Rezone & Parcel Map Application PLN2015-0027 – Valley BMW-Kia in the Modesto area. Applicant/Property owner is B.E. Fitzpatrick Development, Inc.

April 21, 2016: Rezone & Merger Application PLN2015-0113 – Derrel's Mini Storage in the Modesto area. Applicant is Paul Ridenour, Derrel's Mini Storage. Property Owner is Equitybak, LP.

Parcel Map Application PLN2015-0104 – Ciccarelli in the Modesto area. Applicant is Dennis Wilson, Horizon Consulting Services. Property owner is Barbara Joan Ciccarelli Trust.

Use Permit Application PLN2014-0044 – KB Dairy in the Modesto area. Applicant/Property owners are Pacheco 1999 Family Limited Partnership.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:13 p.m.

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.)