

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 2, 2017

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Kenneth Buehner, Marjorie Blom, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: Steve Boyd
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. ELECTION OF CHAIR AND VICE CHAIR FOR 2017

Commissioner Blom motioned, and by unanimous vote of the Planning Commission, (8/0) elected Commissioner Etchebarne as Chair and Commissioner Orvis as Vice Chair for the 2017 calendar year.

Commissioner Etchebarne assumed the role of Planning Commission Chair and conducted the remaining meeting proceedings.

III. PLEDGE OF ALLEGIANCE

IV. CITIZEN'S FORUM - No one spoke.

V. APPROVAL OF MINUTES

- A. December 15, 2016
Gibson/Buehner (7/0) **APPROVED.**
Commissioner Yamamoto abstained.

VI. CORRESPONDENCE – None.

VII. CONFLICT OF INTEREST – None.

VIII. PUBLIC HEARINGS (* - Consent Items)

*** CONSENT ITEMS** – None.

Commissioner Etchebarne informed the public that there were no consent items.

NON-CONSENT ITEMS

- A. **PARCEL MAP & VARIANCE APPLICATION NO. PLN2016-0119 – HAILDEN -**
Request to subdivide a 3.16± acre parcel into two parcels of 1.29 ± acres and 1.87 ± acres. A variance is being requested for the creation of a parcel below the 10-acre minimum lot size requirements of the A-2-10 (General Agriculture) zoning district. The property is located at 10722 Rawles Road, north of Rodden Road, between 28 Mile Road and Horseshoe Road, east of the City of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 002-049-006 & 002-049-014.
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Dave Romano, Engineer, 1034 12th Street, Modesto, CA
Public hearing closed.
Orvis/Buehner (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

IX. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Assignment of Nuisance Abatement Hearing Board Members

Assigned to Nuisance Abatement Hearing Board: Commissioners Blom (Chair), Hicks (Member), Orvis (Alternate)
- B. Appointment of Commissioners to the General Plan Update Committee for 2017

Appointed to the General Plan Update Committee for 2017: Commissioners Gibson (Member), Borges (Member), Yamamoto (Alternate)

X. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

December 20, 2016: Approved the Planning Commission's recommendation of General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV.

January 31, 2017: Reappointed Scott Hicks to the Planning Commission.

MISCELLANEOUS & ON THE HORIZON

- Save the Date for Saturday, March 18, 2017, for this year's Planning Commissioner's Workshop being held in the City of Newman. The Agenda is still in development, more information to follow.

Planning Commission

February 16, 2017: Use Permit Application No. PLN2015-0019 – Trinkler Dairy, in the Crows Landing area. Applicant is Jon Rebiero, Trinkler Dairy Farms. Property owners are the Wendel Trinkler, Jr. Trust.

Parcel Map Application No. PLN2016-0010 – Valk Ranch, in the Oakdale area. Applicant/property owner is Don Valk Trust.

March 2, 2017: No items scheduled at this time.

Director Freitas thanked Commissioner Buehner for serving as Chair for 2016, and congratulated Commissioner Hicks for his reappointment to the Planning Commission.

XI. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XII. ADJOURNMENT

The meeting was adjourned at 6:27 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.)