

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 6, 2017

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Scott Hicks, Tom Orvis,

Absent: Steve Boyd, Richard Gibson, and Bobby Yamamoto

Staff Present: Angela Freitas, Director; Kristin Doud, Senior 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. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. May 18, 2017
Hicks/Borges (5/0) **APPROVED**
Commissioner Orvis abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

VI. **CONFLICT OF INTEREST** - None

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

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

* **CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2016-0128 – JON E. MARING AIRPORT HANGAR** - Request to expand a private airport facility located on two parcels totaling 96.65 acres, by constructing a 3,850 square foot airplane hangar for the purpose of assisting the property owner's agricultural operations. No additional flights are proposed as part of this project. The property is located in the A-2-40 (General Agriculture) zoning district at 10050 Cox Road, southeast of Frank Cox Road, northwest of Condit Avenue, near the communities of Grayson and Westley. The Planning Commission will consider adoption of a CEQA Negative

Declaration for the project. APN: 016-043-004 & 005. Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**
Public hearing opened.
OPPOSITION: None
FAVOR: Jon E. Maring, Applicant/owner, 9800 Cox Road, Patterson, CA
Public hearing closed.
Buehner/Orvis (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Appointment of Special Committee - Follow-up site visit for Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North

Director Freitas clarified the location as Gaffery Road in the Vernalis area.

Appointed to the Special Committee: Commissioners Blom, Buehner, Etchebarne, and Orvis

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 23, 2017: Approved the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2016-0066 – Bronco Wine Company.

Conducted a Public Hearing and denied the appeal of the Planning Commission's approval of Use Permit Application No. PLN2015-0130 – The Fruit Yard with an Amendment to Development Standard No. 15 restricting alcohol sales at the amphitheater site to 10 p.m.

June 27, 2017: Approved the appointment of Mr. Jody Hayes to serve as Stanislaus County's Chief Executive Officer, effective August 12, 2017.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

July 20, 2017: One Time Extension for Use Permit Application No. 2010-03 – Fink Road Solar Farm in the Newman area. Applicants are Golden Hills Solar, LLC and JKB Energy. Property owner is Stanislaus County.

August 3, 2017: No items scheduled at this time.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:14 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.)