

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

CLOSED SESSION

September 21, 2017

- I. Review of Chambers safety and security protocols.

REGULAR MEETING

- II. **ROLL CALL:** Meeting called to order at 6:05 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Steve Boyd, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto

Absent: None

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Denzel Henderson, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

III. PLEDGE OF ALLEGIANCE

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

V. APPROVAL OF MINUTES

- A. September 7, 2017
Orvis/Buehner (7/0) **APPROVED**
Commissioner(s) Boyd and Gibson abstained.

VI. CORRESPONDENCE

Director Freitas informed the Commissioners of two items of correspondence mailed in their agenda packet or placed before them this evening:

- A. Farmland Working Group Newsletter – Summer/Fall 2017
- B. Memo dated September 21, 2017, from Stanislaus County Planning and Community Development regarding Consent Item VIII-B Use Permit Application No. PLN2017-0059 – Ag-Air, Inc.

VII. CONFLICT OF INTEREST - None

VIII. 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. PLN2016-0029 – GREWAL TRUCK PARKING – *Requesting continuance to October 19, 2017* - Request to establish and operate a parking facility for up to twelve tractor-trailer combinations, on approximately 1.5 acres of a 4.77± acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 515 E. Greenway Avenue, east of Lander Avenue and south of State Highway 99, south of the City of Turlock. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 044-026-011.
Staff Report: Denzel Henderson, Assistant Planner, Recommends **CONTINUANCE**.
Buehner/Orvis (9/0) **APPROVED CONTINUANCE TO OCTOBER 19, 2017.****
- B. USE PERMIT APPLICATION NO. PLN2017-0059 – AG-AIR, INC. - Requesting continuance to November 2, 2017 - Request to establish a crop dusting business and private heliport on a 49.97 acre parcel in the A-2-40 zoning district. The property is located at 5420 Dodds Road, west of 26 Mile Road near the community of Valley Home and the City of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 002-003-021.
Staff Report: Kristin Doud, Senior Planner, Recommends **CONTINUANCE**.
Orvis/Borges (9/0) **APPROVED CONTINUANCE TO NOVEMBER 2, 2017.****

IX. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

X. REPORT OF THE PLANNING DIRECTOR

Board of Supervisors

No action on Planning Department related items to Report.

On September 26, 2017, the Board of Supervisors will be considering setting the public hearing for October 17, 2017, to consider the Planning Commission's recommendation regarding Ordinance Amendment Application No. PLN2017-0055 - Small Livestock Farming

Planning Commission

October 5, 2017: Planning Commission Workshop – Overview of California Cannabis Law

October 19, 2017: Ordinance Amendment – Commercial Cannabis Activities. Applicant is Stanislaus County.

XI. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Orvis thanked the Staff for arranging the Special Committee follow-up site visit to Recology Blossom Valley - North

XII. ADJOURNMENT

The meeting was adjourned at 6:10 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.)