

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 19, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Katherine Borges, Marjorie Blom, Marc Etchebarne, Scott Hicks. Thomas Maring, Wayne Mott

Absent: Kenneth Buehner, Richard Gibson, and Wayne Zipser

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Senior 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
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. April 5, 2018
Hicks/Maring (5/0) **APPROVED.**
Commissioner Etchebarne abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

* CONSENT ITEMS - None.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2016-0132 – ROBERT GIOLETTI & SONS DAIRY, INC.** - *Continued from March 15, 2018* - Request to expand an existing dairy operation, located on three parcels (56.2, 28.16, and 28.62 acres in size), currently permitted through the Central Valley Regional Water Quality Control Board to house a maximum of 2,760 mature cows and 250 support stock, to a maximum of 3,800 mature cows and 890 support stock. The request also includes the addition of corrals, freestall barns, special needs barns, and a calf hutch with flush lanes. The property is located in the A-2-40 (General Agriculture) zoning district at 9769 & 10213 West Main Street, 118, 132, & 136 N.

Blaker Road, on the northeast corner of West Main Street and N. Blaker Road, west of the City of Turlock. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 022-041-006, 022-041-013, & 022-041-012.

Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Devin Gioletti and Justin Gioletti, property owners/applicants

Public hearing closed.

Blom/Etchebarne (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** - None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

April 17, 2018: Set the Public Hearing for May 15, 2018, at 6:30 p.m., to consider an Ordinance Amendment to establish new fees and amend existing fees for Planning Services.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

May 3, 2018: No items scheduled at this time.

May 17, 2018: Two Use Permits, one in the Westley area and one in the Hughson area, and one Tentative Parcel Map in the Empire area.

10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** – None.

11. **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.)