

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 21, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks. Thomas Maring, Wayne Mott

Absent: Katherine Borges and Wayne Zipser

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Jeremy Ballard, Associate Planner; Alice Mimms, Deputy 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. May 17, 2018
Buehner/Etchebarne (6/0) **APPROVED.**
Commissioner Gibson abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** - None
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Hicks informed the public that there were no consent items.

* CONSENT ITEMS - None

NON-CONSENT ITEMS

- A. **VESTING TENTATIVE SUBDIVISION MAP PLN2017-0058 – ORANGE GROVE ESTATES** - Request to subdivide a 2.11 acre parcel into nine parcels of at least 7,000 square feet in size in the R-1 US (Single-Family Urban Services) zoning district. The project site is located at 5537 Washington Road, on the north side of Kim Drive, between Tanya Way and Washington Road in the Community of Keyes. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project. APN: 045-021-041.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL.**

Public hearing opened.

Public Comment: Ladd Hackler, neighbor

Public hearing closed.

Gibson/Buehner (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

No Planning items considered by the Board.

MISCELLANEOUS & ON THE HORIZON

- Reminder of the Chambers upgrade beginning July, 18, 2018, and is expected to continue through August 20, 2018. Planning Commission meetings will be held in the 1010 10th Street, Basement Training Room, Suite 300, across the foyer from Chambers.

Director Freitas confirmed that there will be a July 5, 2018, Planning Commission meeting and asked the Commissioners to confirm their attendance with the Planning Commission Clerk to avoid any potential quorum issues.

Planning Commission

July 5, 2018: One Tentative Subdivision Map and Variance in the Hickman area.

July 19, 2018: One Use Permit in the Waterford area, one Rezone in the Keyes area, and one Parcel Map in the Modesto area.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 6:15 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.)