

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 5, 2018

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

Absent: Marc Etchebarne and Richard Gibson

Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Denzel Henderson, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Frederic Clark, Deputy Director, Department of Public Works; Waleed Yosif, 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. June 21, 2018
Hicks/Mott (5/0) **APPROVED.**
Commissioner(s) Borges and Zipser abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)** - None
Commissioner Borges informed the public that there were no consent items.

NON-CONSENT ITEMS

- A. **TENTATIVE SUBDIVISION MAP AND VARIANCE APPLICATION NO. PLN2017-0120 – DENNIS HENSLEY** - Request to create a 0.5 ± acre parcel and 0.65± acre remainder parcel from a 1.15± acre parcel in the R-A (Rural Residential) zoning district. The request includes a variance to the R-A zoning ordinance requirement of 65-feet of lot width for the proposed 0.5± acre parcel. The property is located at 13230 4th Street, east of Montpelier Road, in the Community of Hickman. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 019-046-042.
Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: None

FAVOR: Sean Harp, GDR Engineering

Public hearing closed.

Buehner/Hicks (7/0) **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

June 26, 2018: Approved the appointment of Shannon Grover Inman to the Nuisance Abatement Hearing Board to serve as the Public Member-at-Large.

Approved the decision of the Nuisance Abatement Hearing Board regarding the nuisance at the property located at 433 Spruce Street, Modesto, CA.

MISCELLANEOUS & ON THE HORIZON

Reminder that due to Chambers upgrade, the July 19 and August 2, 2018, Planning Commission meetings will be held in the Basement Training Room, Suite 300, located across from the elevators.

Planning Commission

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

August 2, 2018: One Use Permit and one Parcel Map, both in the Oakdale area; two Time Extensions, one in the Turlock area, and one in the Knight's Ferry area.

10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

A. Commissioner Borges asked Staff if meetings of the General Plan Update Committee were still planned to be held for the remainder of the year.

11. **ADJOURNMENT**

The meeting was adjourned at 6:12 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.)