

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 20, 2020

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Marjorie Blom, Kenneth Buehner, Erika Durrer, Scott Hicks, Thomas Maring, Perfecto Munoz, Lars Willerup

Absent: Wayne Mott and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Kristin Doud, Senior Planner; Teresa McDonald, Assistant Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; and Parminder Dhillion, Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. February 6, 2020
Hicks/Willerup (7/0) **APPROVED.**
5. **CORRESPONDENCE**
Senior Planner, Kristin Doud informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Blom informed the public that there are no Consent Items.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2018-0082 – LIBITZKY HOLDINGS, LP**
– Request to amend the Development Plan for P-D 131 (Planned Development) to allow the construction of two 48,000 square-foot warehouses, intended for light industrial and warehouse uses. The project is located at 824 Kiernan Avenue,

between Tully Road and McHenry Avenue, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 046-001-002.

Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: None.

FAVOR: Dave Romano, applicant representative
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

February 11,2020 Approved to set the Public Hearing for March 3, 2020 to consider the Planning Commission recommendation of Approval for Use Permit and Development Agreement Application No. PLN2019-0086 – Lyfted Farms, Inc. – Daly Avenue a request to establish an indoor commercial Cannabis cultivation, manufacturing (volatile), and distribution operation, within an existing 170,751 square-foot warehouse located at 217 Daly Avenue, south of Yosemite Boulevard (SR 132), in the Modesto area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

March 5, 2020: No items scheduled.

March 19, 2020: Two Parcel Maps, one in the Turlock area, and one in the Patterson area; one Time Extension in the Oakdale area, and one General Plan Amendment and Rezone in the Modesto area.

10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR** – None.

11. **ADJOURNMENT**

The meeting was adjourned at 6:24 p.m.

Signature on file.

Kristin Doud, Senior Planner, for
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)