

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 4, 2020

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Kenneth Buehner, Erika Durrer, Scott Hicks, Thomas Maring, Lars Willerup, Wayne Zipser  
  
Absent: Marjorie Blom, Wayne Mott, Perfecto Munoz  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Kristen Anaya, Assistant Planner; Emily Basnight, Assistant Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources; and by teleconference, Michael Ziman, Deputy County Counsel.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
  - A. May 21, 2020  
Willerup/Buehner (5/0) **APPROVED.**  
  
**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Maring, Willerup, Zipser  
Noes – None.  
Absent – Commissioners Blom, Mott, Munoz  
Abstained – Commissioner Hicks
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of two items of correspondence placed before them this evening:

  - A. E-Mail received June 1, 2020 from Brad Johnson regarding Non-Consent Item 7-B – Use Permit Application No. PLN2019-0024 – Langworth Dairy
  - B. Letter received June 3, 2020 from Jacqueline Captein regarding Non-Consent Item 7-B – Use Permit Application No. PLN2019-0024 – Langworth Dairy
6. **CONFLICT OF INTEREST** – None.

**7. PUBLIC HEARINGS (\* - Consent Items)**

Commissioner Maring informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. REZONE APPLICATION NO. PLN2017-0098 – BEST RV CENTER – Request continuance to June 18, 2020** - Request to rezone eight parcels to expand and reorganize an existing recreational vehicle (RV) sales business by allowing the expansion of RV storage in two phases. The project site is located at 5100, 5340, 6424 and 6460 Taylor Court and 4318 W. Warner Road, between E. Keyes Road and E. Taylor Road, in the Turlock area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APNs: 045-050-005, 009, and 013; 045-053-040, 042, 043, 044; and 045-062-001.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **CONTINUANCE**. Zipser/Willerup (6/0) **APPROVED CONTINUANCE TO JUNE 18, 2020 PLANNING COMMISSION MEETING, AS OUTLINED IN THE STAFF MEMO.**

**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Hicks, Maring, Willerup, Zipser  
Noes – None.  
Absent – Commissioners Blom, Mott, Munoz  
Abstained – None.

**NON-CONSENT ITEMS**

- B. USE PERMIT APPLICATION NO. PLN2019-0024 – LANGWORTH DAIRY** – Request to expand an existing dairy facility, operating on a 75.25± acre parcel in the A-2-40 (General Agriculture) zoning district, by increasing the herd size from 680 to 1,100. The property is located at 5306 Langworth Road, between Patterson and Claribel Roads, in the Riverbank area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 062-027-003.

Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.

**OPPOSITION:** Kimberly Mercer, neighbor; Brad Johnson, resident

**FAVOR:** Maria Silva, applicant

Public hearing closed.

Buehner/Zipser (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Hicks, Maring, Willerup, Zipser  
Noes – None.  
Absent – Commissioners Blom, Mott, Munoz  
Abstained – None.

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

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

No Planning Commission items considered.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

June 18, 2020: One Time Extension in the Keyes area, one Parcel Map in the Modesto area, and one Rezone in the Turlock area.

Appointments to the Nuisance Abatement Hearing Board.

July 2, 2020: No items scheduled at this time.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:38 p.m.

Signature on file.

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>.)