

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 2, 2012

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- Absent: None
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke
- IV. APPROVAL OF MINUTES**
- A. January 19, 2012
Gammon/Crabtree, 5-0, **APPROVED**
Commissioner(s) Ramos, Boyd, Buehner, and Etchebarne abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners there was no correspondence.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Peterson will recuse himself from item VII-A - Use Permit Application No. 2010-12 – Wooden Shoe Dairy due to conflict.
- B. Commissioner Pires will recuse himself from item VII-A - Use Permit Application No. 2010-12 – Wooden Shoe Dairy due to conflict.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Pires informed the public there were no consent items.
- * CONSENT ITEMS** – None

Commissioners Pires & Peterson left the chambers.

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. 2010-12 – WOODEN SHOE DAIRY –**
Continued from January 19, 2012. Request to increase the number of cows on site from 266 to 1,040 and to construct two (2) new cow housing barns on 11± acres of a 115± acre property in the A-2-40 (General Agriculture) zoning district. The project site is located at 5237 Langworth Road, between Eleanor Avenue and Langworth Road, north of Claribel Road, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project. The Negative Declaration is required for the RWQCB to issue WDR's.
APN: 062-029-014 and 062-030-009
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Roland Enz, 5115 Claribel Road; Richard Breshears, 5831 Claribel Road; Steve Andrade, 5931 Claribel Road; Larry Nydhal, 5936 Claribel Road; Joe Oliveira, 5125 Langworth Road; Richard Breshears, 5831 Claribel Road.
FAVOR: David Avila, Western Dairy Design, Oakdale; Jake Oosterman, 5224 Eleanor Road; Jeffrey Fleming; David Avila, Western Dairy Design, Oakdale.
Public hearing closed.
Buehner/Boyd, 6-1 (Crabtree), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

Commissioners Pires & Peterson returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

Director Ford welcomed new Commissioner Etchebarne.

BOARD OF SUPERVISORS ACTIONS OF JANUARY 24, 2012

- A. Appointed Marc Etchebarne to the Stanislaus County Planning Commission.
- B. Accepted the Emergency Abatement Report by the Department of Planning and Community Development, Building Permits Division, regarding a hazardous and unsafe condition that existed at 4555 North Star Avenue in the Modesto area.

BOARD OF SUPERVISORS ACTIONS OF JANUARY 31, 2012

- A. 2012 State of the County address by Supervisor William O'Brien
- B. Authorized Stanislaus County as the Successor Housing Agency to the Stanislaus County Redevelopment Agency and other Related Actions.

- C. Sitting as the Redevelopment Agency, amended the Enforceable Obligation Payment Schedule for existing Redevelopment Agency debt service in compliance with the Redevelopment Agency Dissolution Act

MISCELLANEOUS & ON THE HORIZON

February 16, 2012

1. Use Permit application for a cell tower in the La Grange area.
2. Revocation of Amerine Systems Use Permits.
3. Time Extension for the El Rematito General Plan Amendment and Rezone approved by the Board of Supervisors in December of 2010.

March 1, 2012

1. Use Permit application for a solar facility in the Newman area.
2. Ordinance Amendment for Truck Parking in the agricultural zone.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Signature on file
Kirk Ford, 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.)