

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 4, 2013

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson

Absent: Greg Pires

Staff Present: Angela Freitas, Director; Joshua Mann, Associate 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. March 21, 2013
Peterson/Gibson, 7-0 (Unanimous), **APPROVED**
Commissioners Ramos and Boyd abstained.
- V. CORRESPONDENCE**
Director Freitas 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. 2012-06 - GJ Silva Dairy.
- B. Commissioner Ramos stated that he knows the Marings but that will not impact his ability to vote on item VII-B - Use Permit Application No. PLN2012-0006 - Maring Private Airport.
- C. Commissioner Buehner stated that he knows the Marings but that will not impact his ability to vote on item VII-B - Use Permit Application No. PLN2012-0006 - Maring Private Airport.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Ramos informed the public of the consent items and procedure.

*** CONSENT ITEMS**

6:02 - Commissioner Peterson left the Chambers.

- *A. USE PERMIT APPLICATION NO. 2012-06 - GJ SILVA DAIRY – *Requesting indefinite continuance.*** Request to expand an existing dairy facility by increasing the milk/dry cows by 1,600 for a total of 3,340 milk/dry cows. All housing, milking, waste storage structures, and utilities are in place. The site is located within the A-2-40 (General Agriculture) zoning district, situated on two assessor parcels of 39.50± and 72.65± acres for a total of 112.15± acres, at 3107 S. Prairie Flower Road, on the west side of S. Prairie Flower Road, north of W. Harding Road, south of the Union Pacific Railroad tracks, in the Turlock area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 058-015-004 & 058-015-010
Staff Report: Joshua Mann Recommends **INDEFINITE CONTINUANCE.**
Boyd/Crabtree, 6-0, **APPROVED INDEFINITE CONTINUANCE**

6:03 – Commissioner Peterson returned to the Chambers.

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2012-0006 - MARING PRIVATE AIRPORT** - Request to establish a private airport, including three (3) airplane hangars totaling 7,300 square feet and a 2,800 foot runway, on two (2) parcels totaling 97± acres. The site is located within the A-2-40 (General Agriculture) zoning district, on Cox Road, southeast of Frank Cox Road, northwest of Condit Avenue, near the communities of Grayson and Westley. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 016-043-004 & 005
Staff Report: Joshua Mann Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Elwyn Heinen, Advanced Design Group
Public hearing closed.
Buehner/Crabtree, 7-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS (*items relating to Planning and Community Development Department*)

March 26, 2013: Set a Public Hearing on April 23, 2013, at 9:05 a.m. to Introduce and Waive the First Reading of Ordinances to Amend the Current Building Permit Fees Relating to Solar Energy and Other Renewable/Alternative Energy Systems.

Adopted the County's Recommended Final Capital Improvement Plan (CIP) for Fiscal Year 2012-2013 based on the Stanislaus County Planning Commission Determination of Conformance with the County's General Plan.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- April 18, 2013: Two Use Permit applications: one for a dairy expansion in the Denair area and one to establish a solar facility in the Newman/Crows Landing area.
- May 2, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Chair Ramos requested an update on the Truck Parking Ordinance. Director Freitas explained that one Use Permit Application has been filed but not moved forward due to issues with right-of-way dedication and other improvements. Other applications received have been for the Home Occupation Business License due to costs associated with the Use Permit Application and necessary improvements.
- B.** Chair Ramos requested an update on the El Rematito flea market on Crows Landing Road. Director Freitas explained that it has been annexed to the City of Ceres but some street improvement and access issues are still being addressed and a Use Permit is currently in process through the city.
- C.** Commissioner Gibson requested an update on the Gallo Glass housing purchases. Director Freitas explained that, to the best of staff's knowledge, two homes are still in negotiations.

XI. ADJOURNMENT

The meeting was adjourned at 6:17 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.)