

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 7, 2014

I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires, Bobby Yamamoto

Absent: None

Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, 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. July 17, 2014
Buehner/Yamamoto, 6-0, **APPROVED**
Commissioners Peterson and Pires abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** – None.

VII. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Boyd informed the public there were no consent items.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

A. **USE PERMIT APPLICATION NO. 2012-07 - CAMBODIAN BUDDHIST ASSOCIATION OF CERES** - Request to expand an existing church facility with the construction of a new 10,000 square foot activity hall, a new 1,225 square foot ashery, a 1,150 square foot temple addition, a 1,575 square foot multi-purpose room addition, and an additional 122 parking spaces for a 142 space parking lot on a 2.9± acre parcel in the A-2-10 (General Agriculture) zoning

district. The project site is located at 3761 Roeding Road, on the north side of Roeding Road, west of Faith Home Road, in the Ceres area. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

APN: 069-020-017

Staff Report: Miguel Galvez Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Risse Keys; Patricia Cousins (provided handout to commissioners); Marcia Schipper; Judy Hogan; Jamie Knox; Donald McKim.

FAVOR: Ron West; Lao Chuon; Ron West; Tito Linares; Ron West.

Public hearing closed.

Buehner/Gibson, 8-0 (Unanimous), **CONTINUED TO SEPTEMBER 18, 2014**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 29, 2014: Set a Public Hearing for August 19, 2014, at 6:40 p.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2012-0038, Brite Transport Systems, Inc.

Opened a 30-day Public Comment Period and Set a Public Hearing on September 9, 2014, at 9:05 a.m. to Consider Approval of a Citizen Participation Plan for the U.S. Department of Housing and Urban Development (HUD) Grants.

Approved Rezone Application No. PLN2013-0103 - Dollar General.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

August 21, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

September 4, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

September 18, 2014: One Use Permit application in the Hickman area and one Use Permit application in the Ceres area.

Director Freitas introduced Jeremy Ballard, new Assistant Planner, to the Commissioners.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 7:51 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.)

Cdr
rambles, rushes, mumbles