

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 18, 2018

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

Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Richard Gibson, Scott Hicks, Thomas Maring, Wayne Zipser

Absent: None

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Angelica Duenas, Confidential Assistant IV

2. **PLEDGE OF ALLEGIANCE**

Following the Pledge of Allegiance, the Oath of Office was administered by Thomas Boze to new Commissioners Maring and Zipser.

3. **CITIZEN'S FORUM** – No one spoke.

4. **APPROVAL OF MINUTES**

A. December 21, 2017
Hicks/Borges (5/0) **APPROVED.**
Commissioners Gibson, Maring, and Zipser abstained.

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

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

*** CONSENT ITEMS**

*A. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2015-0114 – G&G TRANSPORTATION:** Request for a one year time extension. The Use Permit was approved on April 7, 2016, to allow for the establishment of a truck parking facility for twelve tractors and twelve trailers on a 2.00± acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located at 2013

N. Tegner Road, north of Fulkerth Road, south of W. Tuolumne Road, in the Turlock area. APN: 088-009-026.

Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.

Gibson/Blom (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *B. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2012-0017 – AVILA AND SONS** – Request for a six month time extension. The Use Permit was approved on June 16, 2016, to allow construction of an 180,000 square-foot warehouse building and associated facilities in order to conduct receiving, storing, packaging and shipping of watermelons, sweet potatoes, beans, wheat, pumpkins and squash on a 26+/- acre portion of 61.7 acre property, in the A-2-40 (General Agriculture) zoning district. The property is located at 1301 N. Washington Road, between Fulkerth Road and west Main Street, in the Turlock area. APN: 023-039-017 & 023-039-018.
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Gibson/Blom (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS – None.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Election of Chair and Vice Chair for 2018

Upon motion of Commissioner Gibson, seconded by Commissioner Buehner, the Planning Commission unanimously voted (8/0) to appoint Commissioner Borges as Chair and Commissioner Hicks as Vice Chair for the 2018 calendar year.

- B. Assignment of Nuisance Abatement Hearing Board Members

Assigned Commissioner Gibson (Chair), Commissioner Zipser (member), and Commissioner Etchebarne (alternate).

- C. Appointment of Commissioner to the General Plan Update Committee for 2018

Appointed Commissioners Buehner (member), Commissioner Gibson (member), and Commissioner Borges (alternate).

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

January 9, 2018: Appointed Commissioner Maring and Commissioner Zipser to the County Planning Commission.

Approved Reuse Plan for the use of Successor Housing Agency funds by the Housing Authority of the County of Stanislaus (HACS) for the development of affordable housing.

Director Freitas provided an overview of affordable housing legislation and local efforts underway to address affordable housing.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

February 1, 2018: No items at this time. Meeting will be cancelled.

February 15, 2018: One Time Extension/ Condition of Approval modification in the Crows Landing Community area and one Use Permit in the east Modesto/ Oakdale area.

Director Freitas thanked Commissioner Orvis, whose term ended at the end of 2017, for serving on the Planning Commission from 2015 to 2017.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Chair Borges provided Commissioners Maring and Zipser with an opportunity to introduce themselves.

11. ADJOURNMENT

The meeting was adjourned at 6:19 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.)