

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 18, 2021

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

Present: Matt Beekman, Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

Deputy County Counsel, Michael Ziman; Associate Planner, Jeremy Ballard; Assistant Engineer/Surveyor, Ramon Salinas; and Senior Environmental Health Specialist, Parminder Dhillon participated remotely.

2. **PLEDGE OF ALLEGIANCE**

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

4. **APPROVAL OF MINUTES**

- A. January 21, 2021
Mott/Buehner (6/0) **APPROVED.**
Commissioners Beekman and Willerup abstained.

Roll Call Vote: Ayes – Buehner, Durrer, Maring, Mott, Pacheco, Zipser
Noes – None
Absent – Munoz
Abstained – Beekman, Willerup

5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

6. **CONFLICT OF INTEREST** – None.

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

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. ORDINANCE AMENDMENT NO. PLN2020 – 0105 - HEMP CULTIVATION** – Request to amend Chapter 6.85 Hemp Cultivation and Chapter 21.20 - General Agriculture District (A-2), of the Stanislaus County Code. The amendment will adopt a permanent ordinance for the cultivation of hemp in the A-2 (Gen Ag) zoning district of the unincorporated areas of Stanislaus County. The permanent ordinance will set standards for hemp cultivation, registration, nuisance, revocation, and payment of fees. Chapter 21.20 is proposed to be amended to include the hemp cultivation regulations by reference. This project is considered Exempt from the California Environmental Quality Act. APN: County-wide. Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**. Public hearing opened.
PUBLIC COMMENT: Leslie Rossi, Milton O’Haire
Public hearing closed.
Willerup/Beekman (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE FEBRUARY 18, 2021 PLANNING COMMISSION MEMO WITH THE ADDITION OF LICENSED DAY CARE AND PRE-SCHOOLS INCLUDED IN THE SETBACK REQUIREMENTS.**

Roll Call Vote: Ayes – Beekman, Buehner, Durrer, Maring, Mott, Pacheco, Willerup, Zipser
Noes – None
Absent – Munoz
Abstained – None

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

- 9. REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

Director Freitas took the opportunity to congratulate Agriculture Commissioner Milton O’Haire on his upcoming retirement, thanking him for his years of service to Stanislaus County.

January 26, 2021: Appointment of Matt Beekman to the Planning Commission.

Director Freitas welcomed and congratulated Matt Beekman on his recent appointment to the Planning Commission.

Approved the Planning Commission’s Recommendation of Approval for Ordinance Amendment Application No. PLN2018-0038 – Accessory Dwellings – a request to add Chapter 21.74 Accessory Dwellings and to amend Chapters 21.08 General Provisions, 21.12 Medium Density Residential District (R-2), 21.36 Multiple-Family Residential District (R-3), and 21.72 Mobile Homes of the Stanislaus County Zoning Ordinance to allow for Accessory Dwellings in the unincorporated areas of Stanislaus County.

Approved the Planning Commission's Recommendation of Approval for Rezone Application No. PLN2020-0073 – Elum, Inc. - a request to rezone 5.7 acre parcel from Planned Development (P-D) (300) to a new Planned Development to allow for the operation of a labeling machine assembly and repair business in two phases. The project site is located at 4918 Taylor Court, between E. Keyes and Taylor Roads, west of State Route 99, in the Keyes/Turlock area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- March 4, 2021: One Use Permit Application in the Modesto area, and a Planning Commission Workshop – Presentation on Noise Analysis, provided by Luke Saxelby of Saxelby Acoustics.
- March 18, 2021: One Use Permit Application in the Turlock area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

- A.** Commissioner Zipser thanked Milton O'Haire, Agriculture Commissioner for his years of service and excellence in contribution to the Agriculture industry of Stanislaus County.

11. ADJOURNMENT

The meeting was adjourned at 6:36 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>.)