

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 16, 2023

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

Present: Matt Beekman, Dale Boucher, Perfecto Munoz, Wayne Pacheco, and Wayne Zipser

Absent: Becky Campo, Erika Durrer, Thomas Maring, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Teresa McDonald, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

Per the Planning Commission Rules and Regulations, Article 2, Section 3, Paragraph C, Commissioner Munoz was elected Chair Pro-Tem. Beekman/Zipser (5/0)

Roll Call Vote: Ayes – Commissioners Beekman, Boucher, Munoz, Pacheco, and Zipser
Noes – None
Abstaining – None
Absent – Commissioners Campo, Durrer, Maring, and Willerup

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM

Robert Collins, property owner in the Monterey Tract Park community, expressed concerns regarding the application process for appointments to the Monterey Park Tract Community Services District.

4. MINUTES

A. January 19, 2023

A motion was made by Commissioner Pacheco to approve the minutes; the motioned was seconded by Commissioner Zipser. A vote was called. Pacheco/Zipser (4/0). Commissioner Beekman abstained. The motioned failed due to lack of quorum.

6. **CORRESPONDENCE** – None.

7. **CONFLICT OF INTEREST** – None.

8. PUBLIC HEARINGS (* - Consent Items)

Commissioner Munoz informed the public that there were no consent items.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2022-0020 – HALAL BUTCHER SHOP –**
Request to utilize a 4,000 square-foot suite, located within an existing 29,040 square-foot warehouse building, for the slaughter of chickens, lambs, and goats in the Industrial (M) zoning district. The project site is located at 436 Mitchell Road, Suite F, between Hoover Avenue and Tenaya Drive, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration for this project. APN 036-001-083.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Ken Kaestner, architect.
Public hearing closed.
Zipser/Pacheco (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

9. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A.** Use Permit PLN2016-0055 – Recology Blossom Organics – North – 2022 Annual Compliance Review

Presentation of the 2022 Annual Compliance Review was given by Teresa McDonald, Associate Planner. Following staff's presentation, Chair Pro-Tem Munoz opened the item for Planning Commission and public comment. Speaking on behalf of Recology Blossom Organics was Rod Olson, representative for Recology Blossom Organics, and Tim Hester, General Manager for Recology Blossom Organics.

10. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no Planning Commission items on the Board's agenda.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

March 2, 2023: No items scheduled.

March 16, 2023: No items scheduled.

April 6, 2023: One Use Permit in the Turlock area; one rezone in the Keyes area; one Parcel Map in the Vernalis area; review of proposed electrical transmission lines associated with a solar facility approved under a use permit in the Newman area; and Housing Element training.

Deputy Director Doud welcomed the new Planning Commission Clerk, Angelica Duenas.

11. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

12. ADJOURNMENT

The meeting was adjourned at 6:57 p.m.

Signature on file. _____

Kristy Doud, Deputy Director
on behalf of 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>.)

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