

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

November 20, 2025

*Start of the meeting was delayed due to a lack of quorum.*

1. **ROLL CALL:** Meeting called to order at 6:07 p.m.

Present: Joseph Brichetto, Becky Campo, Andrew Huff, Carmen Morad, and

Wayne Zipser

Absent: Neill Callis, Thomas Maring, Jose Sabala, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Shante Ruiz, Assistant Planner. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Christian Bolanos, Engineer I, Department of Public Works; and Alondra Estrada, Environmental Health Specialist III, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

A. November 6, 2025  
Campo/Brichetto (5/0) **ACCEPTED**

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST**

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

Chair Morad informed the public that there were no consent items on the agenda.

**CONSENT ITEMS** – None.

**NON-CONSENT ITEMS**

6:12 p.m. to 6:17 p.m. Took a 5-minute break to attempt to fix technical difficulties.

**A. REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 – POWER**

**PLAY** – Request to rezone a 9.33± acres parcel from Planned Development (P-D) (25) to a new P-D, to include an indoor roller hockey facility, 60,834 square feet in size, as a permitted use and to divide the project site into eight parcels. The project site is located at 711 Bangs Avenue and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration for the project. APN: 046-011-002 Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Barrett Lipomi, Red Inc Architects, Applicant's Architect; Mike Gorrasi, Applicant's Representative; and Nic Whetstone, Applicant's Developer.

Public hearing closed.

**Campo/Brichetto (5/0) RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote:           Ayes – Brichetto, Campo, Huff, Morad, and Zipser  
                                 Noes – None  
                                 Abstaining – None

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

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

November 11, 2025:           No Meeting

November 18, 2025:           Approved Ordinance Amendment Application No. PLN2025-0069 - Truck Parking (the 1<sup>st</sup> part of two truck parking actions addressing truck parking in the agricultural areas of the County);

Set a Public Hearing on December 16, 2025, to Consider the Planning Commission's Recommendation of Approval for General Plan Amendment Application No. PLN2025-0070 - Highway Commercial Planned Development (the 2<sup>nd</sup> part of the truck parking actions which will address large scale trucking operations);

Set a Public Hearing on December 16, 2025, to Consider the Planning Commission's Recommendation for Rezone and Parcel Map Application No. PLN2023-0099 - Power Play; and

Cancelled the Public Hearing to Consider an Appeal of the Planning Commission's Denial of Use Permit Application No. PLN2021-0012 – West Main Compost. The appeal was withdrawn by the Applicant.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

December 4, 2025:                   No items currently scheduled.  
December 18, 2025:                   No items currently scheduled.

Director Freitas recognized Commissioners Maring and Zipser for their service on the Stanislaus County Planning Commission – both are serving their second term which ends on December 31, 2025. Director Freitas also recognized Commission Huff who is serving his first term, which also ends on December 31, 2025, and noted that he is eligible for reappointment.

**10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**

**11. ADJOURNMENT**

The meeting was adjourned at 6:41 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.shtml>.)

AF/sr