

## MINUTES

### TURLOCK CITY PLANNING COMMISSION THURSDAY, FEBRUARY 5, 2009 7:00 PM

#### YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

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**COMMISSIONERS PRESENT:** Hackler, Williams, Hillberg, Brem, Bean, Fregosi, Dias

**ALTERNATE COMMISSIONERS (Non Voting):** Pedroza

**COMMISSIONERS ABSENT:** Welch

**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Phaedra Norton, City Attorney, Nino Amirfar, Police; Rose Stillo, Senior Planner; Adrienne Werner, Planning Technician; Katie Melson, Assistant Planner; Sean Scully, Assistant Planner; Dorinda Soiseth, Staff Services Technician,

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**A. CALL TO ORDER** The meeting was called to order at 7:00 p.m.

City Clerk Rhonda Greenlee administered the Oath of Office to new Commissioners Nick Hackler, Aben Williams Victor Pedroza.

**B. APPROVAL OF MINUTES**

Vice Chair Brem asked for corrections or a motion for approval of the minutes of the January 15, 2009 Planning Commission meeting.

**MOTION:** Commissioner Fregosi moved, Commissioner Bean seconded that the Planning Commission approve the minutes from the January 15, 2009 meeting as submitted.

**AYES:** Williams, Hillberg, Brem, Bean, Fregosi, and Dias

**NOES:** None

**ABSTAIN:** Hackler

**ABSENT:** Welch

**NOT PARTICIPATING:** None

**C. ANNOUNCEMENTS**

Debbie Whitmore made the following announcements:

- The joint City Council/Planning Commission meeting to discuss the update to the General Plan is scheduled for February 19, 2009 at 6:00 PM.
- The Great Valley Center is presenting an Ag Mitigation Workshop on February 27, 2009.
- The first General Plan Update community outreach meeting is scheduled for March 26, 2009 and will be held at the Senior Center.

**D. CONFLICT OF INTEREST DECLARATION**

Commissioner Bean said she will be stepping down on Item F.1, General Plan Conformity for Disposition of Public Property at 300 Starr Ave, as she is an employee of the Stanislaus County Court system.

**E. PUBLIC PARTICIPATION**

None

*Commissioner Bean steps down.*

**F. PUBLIC HEARINGS**

**CONSENT ITEMS\***

1. \* **GENERAL PLAN CONFORMITY FOR DISPOSITION OF PUBLIC PROPERTY** To determine that the transfer of an approximately 4,472 square foot Courthouse building, including all fixtures, appurtenances, and parking areas, from ownership by Stanislaus County to the State of California, is in accordance with CA Government Code Section 65402(b). The property is located at 300 Starr Avenue, Stanislaus County APN 042-037-005.

Vice Chair Brem asked for a motion to approve the consent calendar as submitted.

**MOTION:** Commissioner Hillberg moved, Commissioner Fregosi seconded, that the Planning Commission approve the Consent Calendar as presented.

<b>AYES:</b>	Hackler, Williams, Hillberg, Brem, Fregosi, Dias
<b>NOES:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Welch
<b>NOT PARTICIPATING:</b>	Bean

*Commissioner Bean is re-seated.*

**NONCONSENT ITEMS**

None.

**G. COMMISSIONER'S CONSIDERATION:**

**Election of Officers:**

Commissioner Fregosi moved and Commissioner Bean seconded that Commissioner Brem be elected to serve as Chairman. Motion carried unanimously with Commissioner Brem abstaining.

Commissioner Dias moved and Commissioner Williams seconded that Commissioner Bean be elected to serve as Vice Chair. Motion carried unanimously with Commissioner Bean abstaining.

**H. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**I. COMMISSIONER'S COMMENTS**

Chairman Brem asked staff about a requirement to have a railroad watchman on project sites that are near railroads.

Mike Pitcock advised that a railroad watchman is required whenever there is work within 25' of a railroad to ensure that employees are outside of the work zone when a train approaches.

**J. STAFF UPDATES**

Debbie Whitmore updated the Commission on the following items:

- The Regional Blueprint Summit held in Fresno in January.
- The recent Stanislaus County Planning Commissioners Workshop.
- The Development Collaborative Advisory Committee has been authorized for an additional year.
- Cargo container enforcement.
- The Stanislaus County Board of Supervisors approved a request for a church on Quincy Road.

**K. ADJOURNMENT**

Having no further business Chairman Brem asked for a motion to adjourn the meeting at 7:37 PM. Motion made and carried. The Commission reconvened to the Large Family Day Care ordinance workshop.

Respectfully Submitted,

MIKE BREM  
Chairman

DEBRA A. WHITMORE  
Deputy Director of Development Services,  
Secretary of the Turlock Planning Commission