

**A. 1. CALL TO ORDER** – Chair Constance Anderson called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Matthew Davis, Jim Reape, Elvis Dias,  
Sukhminder Deol, Mark Reese and Chair Constance Anderson

ABSENT: Commissioner Ray Souza

**2. SALUTE TO THE FLAG**

**3. OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONERS**

City Clerk, Julie Christel, swore in the newly appointed Planning Commissioner Mark Reese. Commissioner Reese was seated at the dais.

**B. APPROVAL OF MINUTES**

**C. ANNOUNCEMENTS**

Deputy Director of Development Services Katie Quintero informed the Planning Commission that included in the agenda packets were minutes taken at two public hearings for tentative parcel maps 21-05 and 21-07. Deputy Director Quintero explained that the Engineering Division conducts the public hearing for parcel maps and the minutes are provided to the Planning Commission for information purposes.

Deputy Director of Development Services Katie Quintero also introduced the new Planner Mark Marshall and the new Fire Marshal David Bickle to the Planning Commission.

**D. PUBLIC PARTICIPATION**

Chair Anderson opened the floor for public participation. Hearing no one, Chair Anderson closed the floor for public participation.

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**

**2. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Chair Anderson asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications. There were none.

**F. PUBLIC HEARING CONSENT CALENDAR**

Chair Anderson stated there was one public hearing consent calendar item:

1. **GENERAL PLAN IMPLEMENTAION REPORT:** Deputy Director of Development Services Katie Quintero explained that the California Government Code requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body. This report is due to by April 1<sup>st</sup> of each year and shows a summary of all the projects received in 2021 as well as building permits and entitlements applied, for, issued and completed within the year.

Commissioner Reape asked if the general plan was due to be updated.

Deputy Director of Development Services Katie Quintero stated no direction has been given to update it. The Housing element will need to be updated by 2023 which is part of the General Plan.

**Public Participation**

Chair Anderson opened the floor for public participation. Hearing no one, Chair Anderson closed the floor for public participation.

**MOTION:**

- a. Commissioner Reape moved, seconded by Commissioner Dias determining that acceptance of the 2021 General Plan Implementation Report is “exempt” from the provisions of CEQA in accordance with Section 15060(c)(2) of the CEQA Guidelines and the Planning Commission finds the report is in compliance with the California Government Code [Section 65400 (b)] and accepts the report.

Motion carried 6/1 with 1 absent by the following vote:

Commissioner Reese	Commissioner Davis	Commissioner Reape	Commissioner Dias	Commissioner Deol	Commissioner Souza	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Absent	Yes

**G. PUBLIC HEARINGS  
 \*CONSENT ITEMS**

Chair Anderson noted there were none

**H. OTHER MATTERS:**

Chair Anderson noted there were none.

**I. COMMISSIONER’S CONSIDERATION**

**1. ELECTION OF OFFICERS**

1. Election of officers for the Planning Commission Chair and Vice Chair for 2022.

**MOTION:**

Commissioner Reape motioned, seconded by Commissioner Dias to elect Commissioner Davis as the Planning Commission Chair for 2022. Motion carried unanimously.

**MOTION:**

Commissioner Davis motioned, seconded by Commissioner Dias to elect Commissioner Reape as the Planning Commission Vice Chair for 2022. Motion carried unanimously.

**2. Adoption of the 2022 Planning Commission meeting calendar.**

**Public Hearing**

Chair Anderson opened the floor for public hearing. Hearing no one, Chair Anderson closed the public hearing.

**MOTION:**

Commissioner Reape motioned, seconded by Commissioner Davis to adopt the 2022 Planning Commission meeting calendar as shown. Motion carried unanimously.

Motion was carried 6/1 with 1 absent by the following vote:

Commissioner Reese	Commissioner Davis	Commissioner Dias	Commissioner Reape	Commissioner Deol	Commissioner Souza	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Absent	Yes

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

Chair Anderson noted there were none.

**K. COMMISSIONERS COMMENTS**

Chair Anderson asked the Planning Commission for any comments.

Commissioner Dias asked staff if there has been any discussion from City Council regarding the freeway Waffle Shop sign on Main St.

Deputy Director of Development Services Katie Quintero stated the City Council has also asked staff to address the sign and staff is working with City Attorney on it.

Commissioner Dias asked if the removal of this sign was a condition in the original Condition Use Permit.

Deputy Director of Development Services Katie Quintero stated it was not a condition but the City Attorney advised the Commission they could add enforcement of the sign to the motion that approved the CUP.

Commissioner Reape asked if the yearly inspections have been done on the Cannabis retail businesses as required in the Conditional Use Permits.

Deputy Director of Development Services Katie Quintero stated the Turlock Police Department has done an annual review and inspection on the two open facilities.

**L. STAFF UPDATES**

Deputy Director of Development Services Katie Quintero advised the Commission that several projects have been submitted and will be brought forward at the future Planning Commission meetings.

**M. ADJOURNMENT**

Having no further business, Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reese carried unanimously. The meeting was adjourned at 6:28 p.m.

**RESPECTFULLY SUBMITTED**

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Constance Anderson  
Chair

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Katie Quintero  
Deputy Director of Development Services