

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 18, 2024

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

Meeting called to order and chaired by Commissioner Willerup.

Present: Dale Boucher, Neill Callis, Becky Campo, Thomas Maring, Jose Sabala, Lars Willerup, and Wayne Zipser

Absent: Carmen Morad, Wayne Pacheco

Staff Present: The following Planning & Community Development staff were present: Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Erica Inacio, Deputy Executive Officer, Chief Executive Office; Isael Ojeda, Assistant Engineer/Surveyor, Department of Public Works; and Mary-Kate Cook, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

- A. March 21, 2024  
Zipser/Sabala (7/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

**\* CONSENT ITEMS** - None.

### **NON-CONSENT ITEMS**

- A. **DEVELOPMENT AGREEMENT APPLICATION NO. PLN2023-0161 – IRISH CITY FARMS** – *Continued from March 21, 2024.* Request to adopt a new Development Agreement (DA) for Use Permit No. PLN2018-0162, a previously permitted commercial cannabis operation. The project site is located at 304 Motor City Court, between Detroit Lane and McHenry Avenue, in the Modesto area. The Planning Commission will consider finding that the request is exempt from the

California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption). APN: 046-008-018.

Staff Report: Jeremy Ballard, Senior Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** None.

Public hearing closed.

Callis/Boucher (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

Roll Call Vote: Ayes – Boucher, Callis, Campo, Maring, Sabala, Willerup, and Zipser

Noes – None

Abstaining – None

Absent – Morad, Pacheco

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

April 16, 2024: Approved the Planning Commission's recommendation of approval of General Plan Amendment and Rezone Application No. PLN2023-0031 – Secured Space Self Storage.

Approved the Planning Commission's recommendation to adopt a new development agreement for Use Permit No. PLN2018-0111 – Medallion Wellness.

Approved the Planning Commission's recommendation of approval for the cancellation of the adopted development agreement for Use Permit and Development Agreement PLN2018-0149 – Bynate.

**MISCELLANEOUS AND ON THE HORIZON**

**Planning Commission**

May 2, 2024: One use permit in the Turlock area; one use permit in the Keyes area; one use permit in the community of Salida; and one parcel map in the Newman area.

May 16, 2024: No items currently scheduled.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:12 p.m.

Signature on file.

Kristy Doud, Deputy Director

(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>.)

KD/ad