

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 15, 2024

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

Present: Neill Callis, Becky Campo, Thomas Maring, Carmen Morad, Wayne Pacheco, Jose Sabala, Lars Willerup, and Wayne Zipser

**6:03 p.m. Commissioner Sabala entered the Chambers during staff's presentation for Non-Consent item 7.A. – Use Permit Application No. PLN2023-0080 – Westside Nursery.**

Absent: None

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, 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. August 1, 2024  
Morad/Campo (7/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST**

A. Commissioner Zipser – Non-Consent Item 7.A. – Use Permit Application No. PLN2023-0080 – Westside Nursery

6:02 p.m. Commissioner Zipser left the Chambers.

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

Chair Pacheco informed the public that there were no consent items.

**\* CONSENT ITEMS** – None.



including PLN2024-0053 – All Season Organics and  
PLN2024-0061 – Golden Purpose, Inc.

Re-opened and continued, for a second time, the public hearing to consider the Planning Commission's recommendation to adopt new terms and conditions to remedy the noncompliance of the adopted Development Agreement for The Peoples Remedy to August 20, 2024.

### **MISCELLANEOUS AND ON THE HORIZON**

#### Planning Commission

September 5, 2024: One use permit in the Denair area; one parcel map in the Modesto area; and two time extensions, one in the Hughson area and one in the Denair area.

September 19, 2024: No items currently scheduled.

October 3, 2024: No items currently scheduled.

**10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.**

### **11. ADJOURNMENT**

The meeting was adjourned at 6:29 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.shtm>.)

AF/ad