

MINUTES

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

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Pedroza, Hackler, Hillberg, Brem, Bean, Fregosi, Dias

ALTERNATE COMMISSIONERS (Non Voting): Salcedo

COMMISSIONERS ABSENT: None

STAFF PRESENT: Roy Wasden, City Manager; Debra Whitmore, Deputy Director of Development Services; Eric Picciano, Civil Engineer; Sergeant Nino Amirfar; Rose Stillo, Senior Planner; Katie Melson, Assistant Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 7:02 p.m.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the regular meeting of September 3, 2009 and October 1, 2009.

MOTION: Commissioner Hillberg moved, Commissioner Bean seconded that the Planning Commission approve the minutes from the September 3, 2009 meeting as submitted.

AYES: Pedroza, Hillberg, Brem, Bean and Dias
NOES: None
ABSTAIN: Fregosi
ABSENT: Hackler
NOT PARTICIPATING: None
NON-VOTING: Salcedo

MOTION: Commissioner Fregosi moved, Commissioner Dias seconded that the Planning Commission approve the minutes from the October 1, 2009 meeting as submitted.

AYES: Brem, Bean, Fregosi and Dias
NOES: None
ABSTAIN: Hillberg, Pedroza
ABSENT: Hackler
NOT PARTICIPATING: None
NON-VOTING: Salcedo

C. ANNOUNCEMENTS –

Debbie Whitmore advised that City Manager Roy Wasden will be attending tonight's meeting, and

announced upcoming StanCOG Regional Transportation meetings.

Commissioner Hackler arrived at 7:07 PM

D. CONFLICT OF INTEREST DECLARATION

None

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

None

NONCONSENT ITEMS:

None

City Manager Roy Wasden arrived at 7:10PM

H. OTHER MATTERS

1. WORKSHOP OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK:

• CARGO SHIPPING CONTAINERS:

Debbie Whitmore provided an outline of the request from Art Seeger concerning the regulation and use of cargo containers, and information on possible issues that may arise concerning their regulation. She outlined the City's current approach to cargo containers and the standards applied in the different zoning districts. The Commission was given a survey of valley and other cities whose ordinances regulate cargo containers. Debbie summarized this information for the Commission.

Art Seeger thanked the Commission for addressing the issue of cargo container use.

Bud Anderson, representing Tower Health and Wellness Center on Colorado Ave., said they use cargo containers for storage.

The Commission discussed the use and possible permitting processes for cargo containers in residential, commercial and industrial areas, and the effect on impact fees. No action was taken by the Commission.

Debbie Whitmore advised that this issue will be brought back to the Commission at their January 7, 2010 meeting.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Pedroza reported on an SR165 Advisory meeting he attended.

Commissioner Dias commented on a sign that was recently constructed near the railroad tracks.

The Commission commented on the CVS store currently under construction on Geer Road.

L. STAFF UPDATES

Debbie Whitmore provided the following updates:

- A review of General Plan alternatives will be presented at the December Planning Commission meeting.
- The Housing Element draft is being finalized.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:08 p.m.

Respectfully Submitted,

MIKE BREM
Chair

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