

Thursday, November 3, 2022
6:00 p.m.
City of Turlock Yosemite Room
156 S Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

A. 1. CALL TO ORDER – Chair Matthew Davis called the meeting to order at 6:00 p.m.

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

ABSENT: Commissioner Ray Souza

2. SALUTE TO THE FLAG

Chair Davis led those in attendance in the Pledge of Allegiance.

B. APPROVAL OF MINUTES

1. Chair Davis asked for corrections or a motion to approve the minutes of the Regular Meeting of September 1, 2022.

MOTION:

Commissioner Reape moved, seconded by Commissioner Anderson to accept the minutes as submitted. Motion carried 6/1 by the following vote:

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

C. ANNOUNCEMENTS

Director of Development Services Katie Quintero stated there were none.

PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation.

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

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS:

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

E. PUBLIC HEARING CONSENT CALENDAR

Chair Davis stated there was nothing on the public hearing consent calendar.

**F. PUBLIC HEARINGS
*CONSENT ITEMS**

Chair Davis noted there is one item:

1. DEVELOPMENT AGREEMENT FOR THE EVERGREEN MARKET

Director of Development Services Katie Quintero stated a green sheet for this item was handed out requesting a continuance to the December 1, 2022 Planning Commission meeting for the proposed Development Agreement between the City of Turlock and Evergreen Market for a cannabis retail dispensary at 101 E. Glenwood Avenue due to the applicant requesting and staff supporting, additional time to address language in the Development Agreement.

Public Hearing

Chairman Davis opened the floor for public participation.

Arianna, attorney for the applicant, stated they are requesting to continue the development agreement to the next meeting to clarify the language in the agreement.

Ron Bridegroom, stated the original development agreement was granted in 2019 but was never signed which adds up to a \$600,060 loss of revenue. The RFQ and DA promised 5 ¼ would be donated to fund nonprofits and homelessness in the City of Turlock. He stated the City’s justification for the cannabis pilot program was the need for funds which we have not collected. Mr. Bridegroom also stated had concern with the traffic and safety this dispensary will cause in this area.

Able Dias, stated he is opposed to this project at this location as it will bring more traffic and homeless in this area.

DJ Fransen, stated he was opposed to this development agreement as the original had not been tracked or signed and needs to be reviewed by the City Council first. Mr. Fransen also asked if the whole process should start over again as there is a 5-year time line for the development agreements.

Chairman Davis closed the floor for public participation.

MOTION:

Commissioner Reape moved, seconded by Commissioner Dias recommend to continue the Development Agreement for Evergreen Market to the December 1, 2022 Planning Commission meeting.

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

H. OTHER MATTERS:

Chair Davis noted there were none.

I. COMMISSIONER'S CONSIDERATION

Chair Davis noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Chair Davis noted there were none.

K. COMMISSIONERS COMMENTS

Commissioner Reape asked when the reports on Firehouse and Perfect Union Dispensary would be presented to the Planning Commission.

Director of Development Services Katie Quintero stated it would be addresses potentially at the December or January meeting.

Commissioner Reape also asked if information on the calls for service from the Police department from before and after the dispensaries were opened could be included with these presentations.

Captain Steve Rodrigues, Turlock Police Department, stated he can get that information for them.

Commissioner Dias asked about the waffle house sign located at Firehouse Dispensary.

Director of Development Services Katie Quintero stated a code enforcement letter has been sent out to the owners.

Commissioner Dias wanted staff to be aware that the street sign at the corner of Christofferson/Berkeley is faded and hard to see.

Director of Development Services Katie Quintero stated this will be referred to the Public Works Department.

L. STAFF UPDATES

Director of Development Services Katie Quintero stated she is the only planner in the Planning Department at this time and there are four vacant positions.

M. ADJOURNMENT

Having no further business, Chair Davis asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:30 p.m.

RESPECTFULLY SUBMITTED

Matthew Davis
Planning Commission Chair

Katie Quintero
Director of Development Services