

Thursday, May 2, 2024
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 Davis called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Mark Reese, Constance Anderson, Jim Reape, Sukhminder Deol, Patrick Johnson, and 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

Chair Davis asked for a motion to approve the minutes of the Special Meeting of March 21, 2024.

MOTION:

Commissioner Reape moved, seconded by Commissioner Anderson to accept the minutes of the March 21, 2024 Special Meeting. Motion carried 5/0, with one Commissioner abstaining and one Commissioner absent, by the following vote:

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Deol	Commissioner Johnson	Chair Davis
Yes	Absent	Yes	Yes	Yes	Abstain	Yes

Commissioner Souza joined the Commissioners at the dais at 6:02 p.m.

C. ANNOUNCEMENTS

Planning Manager Adrienne Werner stated there were none.

D. PUBLIC PARTICIPATION

Chair Davis opened the floor for public participation.

Milton Trieweiler spoke about the preservation of prime farmland located north of Taylor Road.

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

E. 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.

F. PUBLIC HEARINGS***CONSENT CALENDAR**

Chair Davis noted there were none.

G. *NON-CONSENT ITEMS:

Chair Davis noted there was one item:

- 1. AMENDMENT TO PLANNED DEVELOPMENT 230 (Use Amendment):** Senior Planner Katie Quintero explained that the request is to amend the permitted uses in Planned Development 230, "Liberty Industrial Park", to add personal services as a permitted use for two of the parcels within the subdivision at 3201-3213 Liberty Square Parkway and 3200-3212 Liberty Square Parkway. She explained that personal services are only permitted with a Conditional Use Permit. Amending Planned Development 230 to allow personal services on these parcels would remove the requirement for a Conditional Use Permit. The two properties front Tegner Road and the enhanced architecture and store front appearance are an attractive amenity for uses such as dance studios and salons. Senior Planner Quintero further explained that allowing personal services in the two buildings allows the property owner to accommodate potential tenants without having to go through the CUP process for each request.

Commissioner Anderson asked if the amendment would allow personal services through Liberty Industrial Park.

Senior Planner Quintero responded that the amendment affects only the buildings located on the front two parcels. The amendment does not affect the other buildings or properties in the industrial park.

Public Hearing

Chair Davis opened the floor for public hearing.

George Rose spoke on behalf of the property owner. Mr. Rose spoke in favor of the project and thanked staff for their assistance with the project.

Milton Trieweiler spoke in favor of the project.

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

MOTION:

Commissioner Reape moved, seconded by Commissioner Souza determining that this amendment to Planned Development 230 is “Exempt” from CEQA, based on Section 15301 “Existing Facilities” and approve the proposed amendment to Planned Development 230, having determined that the appropriate findings can be made, subject to the conditions of approval contained in Draft Resolution No. 2024-12. Motion carried 7/0 by the following vote.

Commissioner Reese	Commissioner Souza	Commissioner Anderson	Commissioner Reape	Commissioner Deol	Commissioner Johnson	Chair Davis
Yes	Yes	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

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

Commissioners had no comments.

L. STAFF UPDATES

Planning Manager Werner stated there were none.

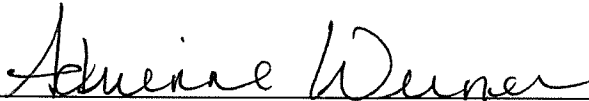
M. ADJOURNMENT

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 6:19 p.m.

RESPECTFULLY SUBMITTED



Matthew Davis
Planning Commission Chair



Adrienne Werner
Planning Manager
Development Services