

1. **A. CALL TO ORDER** - Mayor Soiseth called the meeting to order at 5:05 p.m.
PRESENT: Councilmembers Gil Esquer, Bill DeHart, Amy Bublak, Matthew Jacob, and Mayor Gary Soiseth.
ABSENT: None

CALL TO ORDER - Commission Chair Pedroza called the meeting to order at 5:05 p.m.
PRESENT: Commissioners Nick Hackler, Jim Reape, Constance Anderson, and Commission Chair Victor Pedroza.
ABSENT: Commissioners Powers, Diaz, and Bettencourt.

B. SALUTE TO THE FLAG

2. WELCOME AND INTRODUCTIONS

Mayor Soiseth welcomed the Planning Commission.

Commission Chair Victor Pedroza thanked the City Council for having the concurrent meeting and stated that it is a pleasure to serve as Commissioners.

3. PUBLIC PARTICIPATION: None

4. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS: None

5. PLANNING COMMISSION CHAIR/STAFF UPDATES:

• **PLANNING COMMISSION UPDATES:**

Commission Chair Pedroza spoke about activities and redevelopment that occurred throughout 2016, the long history of mitigated growth and future planning methods of the City Council and Planning Commission, and Turlock being one of the most desired communities in the Central Valley. Commission Chair Pedroza introduced Senior Planner Katie Quintero who provided an overview of Planning Commission projects and activities for 2016 including zoning ordinance amendments, general plan amendments, a subdivision map, conditional use permits, planned developments, variances, general plan conformity findings, a minor discretionary permit appealed to the Planning Commission, and Stanislaus County referral items. Senior Planner Quintero also provided an overview of upcoming projects including zoning ordinance text amendments and updates to the Westside Industrial Specific Plan and sign ordinance.

Council, Commission, and staff discussion included an inquiry regarding the potential of a controlled intersection at the Ten Pin Fun Center.

- **SIGN ORDINANCE OVERVIEW:**

Deputy Director of Development Services/Planning Debbie Whitmore provided a brief overview of the draft sign ordinance update currently under review and development by the Planning Commission including reasons for revising the ordinance, purpose of sign regulations, new direction to provide clarity of requirements, guidelines, and permitting processes, modeled after the Monte Vista Sign Program, permitting process approvals, specific topics related to noncommercial speech and vehicle sales lots, and direction for the new sign ordinance.

Council, Commission, and staff discussion included the review process involved with updating the sign ordinance, acknowledgement of City staff for their hard work and efforts, an inquiry regarding sign dancers on street corners, clarification regarding signage requirements for noncommercial events, and lack of recognition (signs) for Turlock along Highway 99 and methods for increasing this recognition (signage).

Michael Puffer spoke about his travels to Modesto Junior College and the lack of advertisement for Turlock along the way.

In closing, Commission Chair Pedroza thanked the City Council for their support and spoke about the fresh ideas and perspectives of the new Planning Commissioners. Councilmember Dehart stated he takes great joy in the quality of work the Planning Commission does for the City of Turlock and expressed his thanks.

6. COUNCIL AND COMMISSIONER COMMENTS/UPDATES

City Council and Planning Commission comments/updates were provided during Planning Commission Chair/Staff updates.

7. ADJOURNMENT:

Mayor Soiseth adjourned the special meeting of the City Council at 5:56 p.m. Motion carried unanimously.

Commission Chair Pedroza adjourned the special meeting of the Planning Commission at 5:56 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Jennifer Land
City Clerk