

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, AUGUST 2, 2012 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Bean, Brem, Dias, Fregosi, and Pedroza

COMMISSIONERS ABSENT: Hackler, Hillberg, Salcedo, Williams

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Adrienne Werner, Assistant Planner; Katie Melson, Associate Planner; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 7:00 p.m.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion to approve the minutes of the July 19, 2012 Planning Commission meeting.

MOTION: Commissioner Pedroza moved, Commissioner Dias seconded, to approve the minutes of the July 19, 2012 meeting as submitted. Carried unanimously with Commissioner Brem abstaining and Commissioners Hackler, Hillberg, Salcedo and Williams absent.

C. ANNOUNCEMENTS - Debbie Whitmore

The upcoming public hearings for the adoption of the Turlock General Plan are scheduled for the Planning Commission on September 6, 2012; and the City Council on September 11, 2012.

The Planners Web publication is now available electronically by subscription.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION - None

F. CONSENT CALENDAR - None

G. PUBLIC HEARINGS - None

CONSENT ITEMS*:

* None

NONCONSENT ITEMS:

None

H. OTHER MATTERS

1. **BRIEFING ON THE STATUS OF COUNTY ISLANDS** – Debbie Whitmore provided information on County islands including the definition of a County island; the location of County islands within the City limits and their General Plan designations; public safety issues associated with a County island; deteriorating infrastructure that exists in a County island; costs of upgrading County islands to City standards; and the cost and steps required to process an annexation application. Debbie and City Engineer Mike Pitcock then provided information on the Kenwood-Star Island; the Bothun-Berkeley Island; the Downtown South Island; the Montana-West Island; and the City General Plan policies regarding County Islands.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Fregosi commented on an article she read about a new food commissary in Turlock.

Commissioner Dias asked about development on South Walnut. Mike Pitcock reported that a water well is planned for this site.

Commissioner Dias commented about a possible illegal sign on Canal Drive.

Commissioner Dias asked about the status of the transit hub. Mike Pitcock reported that punch list items need to be completed and the vegetation needs to mature prior to the facility being used by the public.

Chairman Brem commented on the West Main Street paving project that was recently completed.

Commissioner Pedroza asked if Monte Vista Avenue, between Geer and Golden State Blvd., will be re-paved soon. Mike Pitcock responded that this area is "on the list" to complete, but final approval from CalTrans is still needed.

Chairman Brem commented on traffic hazards created by the number of cars parked for sale at Monte Vista and Berkeley Ave.

L. STAFF UPDATES - None

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 8:18 p.m.

Respectfully Submitted,



MIKE BREM
Chair



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