

CITY OF CERES
PLANNING COMMISSION
MINUTES

March 5, 2007

MEETING CALLED TO ORDER: 7:02 p.m.

SWEARING IN OF COMMISSIONERS:

City Attorney Mike Lyons, having been deputized as a City Clerk, administered the oath of office to Brandy Meyer and Ruthanne Williams.

ROLL CALL:

PRESENT: Bowman, Del Nero, Meyer, Smith, Williams

ABSENT: None

ALSO PRESENT: Community Development Director Kenneth Craig, City Attorney Michael Lyons, Supervising City Engineer Len Guillette, Senior Planner Tom Westbrook, Carla Cervantes Planning Technician, Administrative Secretary Veronica Gonzalez

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Meyer.

APPROVAL OF MINUTES:

1. February 20, 2007

Commissioner Smith indicated that there was an error in the minutes of February 20, 2007, that needed to include the recommendation to City Council to adopt Resolution for Medical Marijuana Dispensaries. It was moved by Commissioner Smith, seconded by Commissioner Williams, to approve the minutes as presented. Carried 5/0. .

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND CERTIFICATION OF POSTING:

It was moved by Commissioner Williams, seconded by Commissioner Del Nero, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARINGS:

2. 07-01 VTPM; Proposal for a Vesting Tentative Parcel Map to split 8.7 +/- acres into two parcels at 2936 Roeding Road.

Senior Planner Tom Westbrook gave a report.

The public hearing was opened at 7:12 p.m.

The Contractor's representative, Darren Higgins, North Star Engineering Group, 909 14th Street, Modesto stated he had no issues with any of the conditions for this project. Commissioner Meyers questioned if the public had been notified regarding this project. Senior Planner Westbrook advised the Commissioner that the public was notified by mail and a few residents called to inquire about the project.

The public hearing was closed at 7:16 p.m.

It was moved by Commissioner Bowman, seconded by Commissioner Williams, to adopt PC Resolution 07-08. Carried 5/0.

3. 07-02 ASPA; Proposal for a 496 square foot Recycling Center in the Food 4 Less Shopping Center at Mitchell Road and Hatch Road.

Senior Planner Tom Westbrook gave a report.

The public hearing was opened at 7:20 p.m.

Peter Margoles representing Tomra Pacific, Inc., 4905 Albrea Street, Fremont apologized there had been some bad communication in the organization. The company was rectifying to get the appropriate permits. Commissioner Smith stated she was alarmed by the situation but did appreciate the fact that the company was rectifying the problem. Mr. Margoles gave a brief summary to the Planning Commission; the Company has 400 Recycling Center locations throughout Northern and Southern California, and six locations for Food 4 Less. Adding that it

is a convenient location to have a recycling center and that the State is involved in all the requirements.

Commissioner Williams questioned if there were other recycling centers in Ceres. Senior Planner Westbrook indicated there was a recycling center located on Central Avenue at the Sequoia Market.

Commissioner Williams had concerns with lighting and security issues. Senior Planner Westbrook stated that there were lights that would illuminate the entire building.

Commissioner Smith was concerned if the restaurant in front of the recycling center had been notified and neighbors as well. Senior Planner Westbrook indicated that all parties were informed and that there were no responses explaining there is a 60' x 8' block wall that separates the recycling center.

Commissioner Bowman stated he was concerned for vandalism. Mr. Margoles stated there was a small percentage of vandalism in the Stockton area. Larger Cities typically have that problem; but it's not likely to occur in Ceres. Further, Mr. Margoles states that maintenance staff has paint at all times and can clean graffiti by painting it over.

Commissioner Williams questioned what the difference was on the affected recycling items at home. Mr. Margoles responded that basically people utilize the recycling center to receive a refund, instead of that refund being given to the servicing disposal agency.

Commissioner Williams asked if there were any safety issues due to the recycling center. Mr. Margoles indicated there wouldn't be safety issues because there was no cash on hand. Explaining that if you received a large amount for a refund, you would then receive a voucher to cash inside the store.

Commissioner Meyers inquired to know if the Recycling Center had a sign stating no cash on hand. Margoles replied he wasn't sure and would check into it. Commissioner Del Nero inquired if no copper or metal was accepted. Mr. Margoles replied no. Plastic bottles and cans are accepted.

Commissioner Meyers stated she was pleased with the location of the recycling center.

The public hearing was closed at 7:31 p.m.

It was moved by Commissioner Williams, seconded by Commissioner Bowman, to adopt PC 07-09 Resolution. Carried 5/0.

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS/COMMUNICATION:

Chairperson Meyer thanked Assistant Planner Lantz Rey for his participation at Carroll Fowler, Dr. Sues reading night on March 2. Ms. Meyer also shared that her 13 year old son spent his time with the Mayor during the event.

Commissioner Del Nero also shared he was going on vacation with his wife to Catalina Islands and Ensenada for their 25 year anniversary.

Commissioner Williams commented about the event at the Modesto Airport and Stanislaus State over the weekend honoring Lt. Col. (Ret.) Herbert E. Carter.

Community Development Director Craig updated the Commission on the following:

- The appeal for Ceres Commerce Center was heard before the City Council on February 26, 2007. The City Council upheld the Planning Commission denial.
- Introduced former Code Enforcement Officer, Carla Cervantes as a Planning Technician. She was attending to prepare herself for future presentations.
- Introduced Administrative Secretary, Veronica Gonzalez as helping out and taking notes.

ADJOURNMENT:

The Planning Commission adjourned at 7:43 p.m. to the regularly scheduled Planning Commission meeting of March 19, 2007.

APPROVED:

Brandy Meyer, Chairperson

ATTEST:

Kenneth H. Craig, Secretary

