

Thursday, September 19, 2024
6:00 p.m.
City of Turlock Yosemite Room
156 S Broadway, Turlock, California

MINUTES
Special Meeting
Turlock Planning Commission

A. 1. CALL TO ORDER

Vice Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Mark Reese, Constance Anderson, Ray Souza, Sukhminder Deol, and Patrick Johnson

ABSENT: Jim Reape and Matthew Davis

2. SALUTE TO THE FLAG

Vice Chair Johnson led those in attendance in the Pledge of Allegiance.

B. APPROVAL OF MINUTES

Vice Chair Johnson noted there were none.

C. ANNOUNCEMENTS

Planning Manager Adrienne Werner announced the consultant working on the Draft Housing Element has incorporated comments from the study sessions with the Planning Commission and a draft is expected to be released for a 30-day review period within the next few weeks. The Draft Housing Element will also be posted on the City website.

D. PUBLIC PARTICIPATION

Vice Chair Johnson opened the floor for public participation.

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

E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

2. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Vice Chair Johnson 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**

Vice Chair Johnson noted there was one.

1. WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE:

Planning Manager Werner explained that staff is aligning the Planning Commission agendas with City Council agendas in preparation of utilizing the new agenda management software. She said instead of reading the entire motion, Commissioners will make a motion, read the title that is bolded and will then ask for a second.

MOTION:

Commissioner Anderson moved, seconded by Commissioner Reese to approve waiving the reading of all ordinances on the agenda, except by title. Motion carried 5/0 by the following vote:

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

G. *NON-CONSENT ITEMS

Vice Chair Johnson noted there were three items.

- 1. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR JDI FARMS at 600 D STREET:** Planning Manager Werner presented the staff report explaining that the City Council's decided not to place a ballot measure establishing a tax on cannabis businesses on the November 5, 2024 ballot. The cannabis pilot program has been in place for 5-years with three of the cannabis businesses Development Agreements (DA) expiring in October and November 2024. The request is to extend the DAs until June 30, 2025 to allow staff and the cannabis operators the opportunity to meet and discuss potential amendments to the DAs and ordinance without an interruption in business.

Planning Manager Werner explained that JDI Farms DA expires October 8, 2024. The City Manager, under his authority in the DA, signed a first amendment for JDI Farms extending the DA to December 31, 2024. She add that this time extension request will extend the DA until June 30, 2025 allowing staff and the cannabis operators to meet and discuss any amendments.

Commissioner Deol asked if the business operator is the same.

Planning Manager Werner answered yes, the business ownership remains the same.

Vice Chair Johnson asked if the DA's that were signed at various periods would now have aligned expiration dates.

Planning Manager Werner answered that is the goal to get all of the cannabis Development Agreements on the same expiration date.

Commissioner Reese asked what happens if the time extension does not get approved.

Planning Manager Werner said if the recommendation is not to extend the DA and the City Council votes not to extend the DAs the businesses can no longer operate and the City will no longer collect the public benefit amount.

Public Hearing

Vice Chair Johnson opened the floor for public hearing.

Zack Drivon, the attorney representing JDI Farms spoke in favor of extending the Development Agreement to June 30, 2025.

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

MOTION:

Commissioner Anderson moved, seconded by Commissioner Reese recommending the City Council extend the Development Agreement with JDI Farms, having determined the action is not subject to the provisions of CEQA. Motion carried 5/0 by the following vote:

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

- 2. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR FIRE HOUSE at 1601 W. MAIN STREET:** Planning Manager Werner explained the DA for Fire House expires October 10, 2024, and the request for the time extension is to bridge the gap so that the business can continue to operate uninterrupted as well as allow staff to meet with the cannabis operators and discuss possible amendments to the DAs and ordinance. She noted the City Manager had signed a second amendment to extend the DA to December 31, 2024. The first amendment to the DA was for a name change from Fire House Cooperative to Fire House. This request is to extend the DA through June 30, 2025. This will be the third amendment to the DA.

Public Hearing

Vice Chair Johnson opened the floor for public hearing.

Mike Warda spoke on behalf of Fire House and spoke in favor to extend the DAs until June 30, 2025.

Commissioner Souza asked about the pole sign in violation on the property.

Mr. Warda answered that the landowner is responsible for the sign, not Fire House. He said he and the property owner whom he represents separately from Fire House are working on a plan to submit to the City to request to amend the sign ordinance to possibly allow an electronic advertising sign.

Commissioner Reese asked what the holdup is for the landowner.

Planning Manager Werner answered that the issue is with the City Attorney. She added that staff has been asked to review the sign ordinance to possibly allow electronic signs.

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

MOTION:

Commissioner Anderson moved, seconded by Commissioner Souza recommending the City Council extend the Development Agreement with Firehouse, having determined the action is not subject to the provisions of CEQA. Motion carried 5/0 by the following vote:

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

- 3. TIME EXTENSION FOR DEVELOPMENT AGREEMENT FOR PERFECT UNION at 2500 N. GOLDEN STATE BOULEVARD:** Planning Manager Werner said the DA for Perfect Union will expire October 24, 2024. The first amendment was signed by the City Manager to extend the DA to December 31, 2024. The time extension will extend the DA to June 30, 2025 and will be the second amendment to the DA for Perfect Union.

Public Hearing

Vice Chair Johnson opened the floor for public hearing.

Angelica Sanchez, a representative for Perfect Union, made herself available to answer questions.

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

MOTION:

Commissioner Anderson moved, seconded by Commissioner Deol recommending the City Council extend the Development Agreement for Perfect Union, having determined the action is not subject to the provisions of CEQA. Motion carried 5/0 by the following vote:

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

H. OTHER MATTERS

Vice Chair Johnson noted there were none.

I. COMMISSIONER'S CONSIDERATION

Vice Chair Johnson noted there were none.

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

Vice Chair Johnson 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.

There were none.

L. STAFF UPDATES

Planning Manager Werner said there were none.

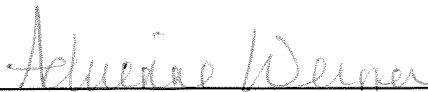
M. ADJOURNMENT

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

RESPECTFULLY SUBMITTED



Patrick Johnson
Planning Commission Vice Chair



Adrienne Werner
Director of
Development Services