

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

October 15, 2007

**MEETING CALLED TO ORDER:** 6:04 p.m.

**ROLL CALL:**

**PRESENT:** Del Nero, Kachel, Meyer, Smith, Williams

**ABSENT:** None

**ALSO PRESENT:** Community Development Director Kenneth Craig, Planning Manager Barry Siebe, City Attorney Michael Lyons (arrived at 6:41 p.m.), Admin. Secretary/Planning Tech. Linda Ryno

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Meyer

**APPROVAL OF MINUTES:**

1. October 1, 2007.

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 Kachel, seconded by Commissioner Williams, to approve the agenda as posted. Carried 5/0.

**CONSENT CALENDAR:**

None

**PUBLIC HEARINGS:**

2. Public Hearing for Consideration and Recommendation to the City Council-Copper Trails

Planning Manager Siebe gave a brief overview of the Copper Trails Master Plan and then introduced Alfredo Castillo of RRM Design Group. Mr. Castillo gave a 45 minute power point presentation on the project.

Director Craig advised the Commission that the applicant had requested a continuance to the November 5, 2007 meeting, but because the public hearing had already been noticed, the City was obligated to open the public hearing and take public testimony.

The public hearing was opened at 7:08 p.m.

Doug Ledeboer, of Highland Partners Group, Inc., thanked city staff for all the work they had done. Mr. Ledeboer said that he was proposing an upscale master plan community and that while he agreed with the majority of the conditions, he would be asking for some modification and would like to defer this meeting to November 5.

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

Planning Manager Siebe talked to the Commission about the letter they had recently received from Mayol and Barringer who are representing the property owners of parcels that are part of the Williamson Act Contract. Planning Manager Siebe continued that the property owners as well as the project proponent have come to an understanding as to the timing of the cancellation of the Williamson Act Contract. The intent of the city is to have the Williamson Act Contract cancellation take effect simultaneously with the annexation to the City. Phase I would be modified to include the eastern half of that piece of property that is referenced in the letter (the southern portion of the plan area east of the linear parkway)

Planning Manager Siebe also advised the audience that if they would like to have copies of the documents to leave their name and phone numbers with the Administrative Secretary, Mrs. Ryno.

City Attorney Lyons apologized for his tardiness and advised the Commission that it needs to be made clear that the public hearing is not closed, it remains open for the purpose of the meeting of November 5, 2007.

Commissioner Smith asked that when the property under the Williamson Act Contract cancels, does it mean there will only be two phases? Planning Manager Siebe responded that there would still be three phases; the southern portion of the entire project area undercuts to the south part of phase I. Running north and south through the center of the project is the linear park way. The eastern half of that southern section of property would be included in Phase I and that by canceling the Williamson Contract, the eastern portion of this property becomes part of Phase I.

Commissioner Kachel advised the Commission that due to surgery on November 1, he might not be able to attend the meeting of November 5, so he wanted to go on record as having reviewed everything, that he spoke earlier today with staff, and that hopefully, he will be able to attend on November 5 to hear public input.

**PUBLIC MEETINGS:**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:**

3. 31<sup>st</sup> Annual Stanislaus County Planning Commissioners Workshop, January 26, 2008.

Director Craig commented that he placed this item on the agenda so the Commission could have adequate time to plan on attending and that in the near future, staff will need to make reservations. Chairperson Meyer responded that she will be attending.

**REPORTS:**

Community Development Director Craig advised the Commission that Associate Planner Rey would be leaving in a few weeks. Associate Planner Rey told the Commission that it had been a pleasure working with them.

**ADJOURNMENT:**

The Planning Commission adjourned at 7:26 p.m. to the Planning Commission meeting of November 5, 2007.

APPROVED:

  
\_\_\_\_\_  
Brandy Meyer, Chairperson

ATTEST:

  
\_\_\_\_\_  
Kenneth H. Craig, Secretary