

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

February 1, 2010

**MEETING CALLED TO ORDER:** 6:04 p.m. (due to issues with the recording equipment)

**INTRODUCTION OF NEW COMMISSIONER** Hugo Molina

Vice Chairperson Smith introduced Mr. Molina and invited him to address the audience.

**ROLL CALL:**

**PRESENT:** Del Nero, Kachel, Kline, Molina, Smith

**ABSENT:** None

**ALSO PRESENT:** Interim Development Services Director/City Engineer Glenn Gebhardt, Interim City Planner Tom Westbrook, Associate Planner James Michaels, Administrative Secretary Linda Ryno

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:**

Vice Chairperson Smith asked for nominations for Chairperson. It was moved by Commissioner Kachel, seconded by Commissioner Kline, to nominate Laurie Smith as Chairperson. Carried 5/0.

Chairperson Smith asked for nominations for Vice Chairperson. It was moved by Chairperson Smith, seconded by Commissioner Del Nero, to nominate Commissioner Kachel as Vice Chairperson. Carried 5/0.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Smith.

**APPROVAL OF MINUTES:**

1. November 16, 2009.

It was moved by Commissioner Kline, seconded by Commissioner Kachel, to approve the minutes as presented. Carried 4/0. Commissioner Molina abstained.

2. December 7, 2009.

It was the concurrence of the Commission to continue this item to the next meeting so they can get a ruling from the City Attorney on how to proceed. Commissioners Del Nero and Kachel were absent from the December 7 meeting and Commissioner Molina had not been appointed to the Commission yet, which would leave only two members to vote on the item.

**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 Kline, to approve the agenda as posted. Carried 5/0.

**CONSENT CALENDAR:**

None

**NEW BUSINESS:**

None

**PUBLIC HEARING(S):**

3. Public Hearing—09-18 CUP.

Associate Planner Michaels gave a report.

The public hearing opened at 6:10 p.m.

Larry Cook, PMZ Realtors, representing the property owner and the applicant, commented that he felt the church would benefit the community and the facility has been used in the past as a meeting facility.

Commissioner Kline asked if contact had been made with Wells Fargo and Ceres Drug Store regarding the use of their parking lots.

Mr. Cook responded that Wells Fargo and Ceres Drug Store were notified by mail of the

public hearing.

Interim City Planner Westbrook commented that the church use is non-competitive with retail uses such as the bank and the drugstore and that there is on-street parking for the church.

Commissioner Del Nero asked about the parking behind the building. Associate Planner Michaels replied that there are five parking spaces.

Alexander Lindsey, the applicant, told the Commission that he appreciates the opportunity to operate his church out of the building and will not tolerate parking in the Wells Fargo parking lot without the bank's permission.

The public hearing was closed at 6:16 p.m.

It was moved by Commissioner Kline, seconded by Commissioner Molina, to adopt PC Resolution 10-01 approving 09-18 CUP. Carried 5/0.

4. Public Hearing—07-12 PCDP Time Extension.

Associate Planner Michaels gave a report.

The public hearing was opened at 6:21 p.m.

Bob DeGrasse, the applicant's representative, advised that he was available for any questions.

Commissioner Kachel asked if Mr. DeGrasse thought a one year extension was enough. Mr. DeGrasse responded that the extensions are available in one year time increments.

Interim City Planner Westbrook responded that Mr. DeGrasse was correct in his statement about the one year time increments.

Commissioner Kline asked if the applicant is still pursuing a shared driveway agreement with the church? Mr. DeGrasse responded that the church has not been receptive to any of their requests for meetings. Interim City Planner Westbrook agreed with that statement.

It was moved by Commissioner Kachel, seconded by Commissioner Del Nero, to adopt PC Resolution 10-02 approving 07-12 PCDP Time Extension. Carried 5/0.

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTER INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commissioners Del Nero, Kachel, Kline, and Chairperson Smith all commented on the workshop they attended on January 30 and thanked the City Council for paying their registration.

**ADJOURNMENT:**

The Commission adjourned at 6:28 p.m. to the next regularly scheduled meeting of February 16, 2010.

APPROVED:

---

Laurie Smith, Chairperson

ATTEST:

---

Tom Westbrook, Interim Secretary