

CITY OF CERES
PLANNING COMMISSION
MINUTES

MARCH 21, 2011

MEETING CALLED TO ORDER: 6:00 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Attorney Michael Lyions, Planning, Building and Housing Division Manager Tom Westbrook, Associate Planner James Michaels, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Kachel.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Kline; seconded by Commissioner Molina, to approve the minutes from the November 15, 2010 meeting; Carried 4/0. Chairperson Kachel abstained because he was not in attendance at that meeting.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

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

It was moved by Commissioner Kline, seconded by Commissioner Smith, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARING(S):

2. 09-09 CUP Time Extension; Proposal for a one year time extension for a previously approved commercial project that includes: a gas station, two commercial shell buildings and a restaurant at the southwest corner of Mitchell and Roeding Roads. Nick Bali, applicant.

Associate Planner James Michaels presented the staff report.

Commissioner Kline asked for clarification on the map on page 22. He inquired if it was just a coincidence that it's the same architect as another project, in reference to buildings on west side. Mr. Westbrook replied that the architect may have worked on both projects. They are separate owners, separate developments.

The public hearing was opened at 6:05 p.m.

The public hearing was closed at 6:05 p.m.

Commissioner Kline would like to go on record to say, that even though he voted for this proposal last time, this will make five gas stations/mini-marts from Mitchell/Service Road all the way up to Mitchell, just north of Fowler Road on one major roadway into Ceres. The second thing, is he's torn, because this may possibly make five Mexican restaurants from Don Pedro/Mitchell all the way to Hatch/Mitchell. He wanted to make a notation of this. The City and staff told him that we're allowed to have three competing businesses on each corner.

Mr. Westbrook replied that's not technically correct; for gas stations specifically within the Mitchell Ranch Corridor Specific Plan, there can be two at any one intersection.

Commissioner Smith motioned to approve 09-09 CUP Time Extension; Commissioner Del Nero seconded. Carried 5/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTER INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission - Gary Del Nero reported that they attended the Planning Commissioners Conference/Workshop in Pasadena. Some sessions were informative and others not so informative. He and Mr. Kachel attended a session regarding medical marijuana. Mr. Lyons commented that such dispensaries are not allowed in the City of Ceres.

Chairperson Kachel thanked the City Council for allowing us to attend the workshop and for paying for us to be there. Overall, it was well done, and he very much appreciated the opportunity. He also thanked Tom, for all his work in organizing, scheduling and ease of travel. Mr. Westbrook appreciated that, but stated that Sally Estrada and Ann Montgomery were really the ones who made all the arrangements.

City Staff – Mr. Westbrook reported that he got a lot out of the Planning Commissioners Conference. Unfortunately, the session that he was really looking forward to, was a disappointment.

Mr. Westbrook also reported that there's another Planning Commissioners Workshop coming up on Friday, May 13th in Visalia. The agenda looks interesting and the cost is very reasonable. He passed the flyer around, and will send an e-mail to Planning Commission members tomorrow.

Mr. Westbrook handed out a letter that an individual dropped off on Friday afternoon and asked that it be delivered to Planning Commission members. The letter will be included in the Staff Report for the upcoming April 4th meeting.

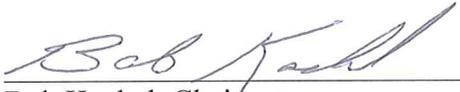
Mr. Westbrook asked the Commissioners to please let him know if they will not be able to attend the Planning Commission Meeting on April 4th.

ADJOURNMENT:

The Commission adjourned at 6:17 p.m. to the next regularly scheduled meeting of Monday, April 4, 2011.

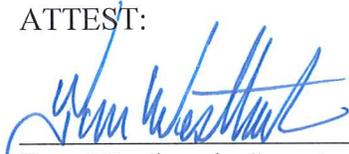
Planning Commission Minutes
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APPROVED:



Bob Kachel, Chairperson

ATTEST:



Tom Westbrook, Secretary

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