

CITY OF CERES
PLANNING COMMISSION
MINUTES

JANUARY 17, 2012

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

ROLL CALL:

PRESENT: Del Nero, Kachel, Molina, Smith

ABSENT: None

ALSO PRESENT: Deputy City Manager Sheila Cumberland, City Attorney Michael Lyions, Planning, Building & Housing Division Manager Tom Westbrook, Director/City Engineer Toby Wells, Associate Planner James Michaels, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Kachel.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:

It was moved by Chairperson Kachel; seconded by Commissioner Smith to elect Hugo Molina for the position of Chairperson for the Planning Commission; Carried 4/0.

It was moved by Commissioner Smith; seconded by Chairperson Molina to elect Gary Del Nero for the position of Vice Chairperson for the Planning Commission; Carried 4/0.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve the minutes from the November 7, 2011 meeting; Carried 4/0.

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 Del Nero, to approve the agenda as posted; Carried 4/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

None

NEW BUSINESS:

2. Site Plan Approval (SPA) 11-06; Proposal to construct a 7,453 square foot auto part sales store at 1810 Mitchell Road; O'Reilly Auto Parts, applicant.

Associate Planner, James Michaels presented the staff report.

Commissioners Questions:

- Commissioner Del Nero inquired about the connectibility and the berm that's located on the north side.

Mr. Westbrook clarified that the berm will be removed. There will be access from this proposed site to the commercial properties to the north in addition to the property located to the south; the existing Rite Aide.

- Commissioner Smith asked for clarification as to what the Planning Commissions' charge is, and that is for Site Plan review only. The reason for that is the Mitchell Road Corridor Specific Plan provides for commercial use on that street, and this is an appropriate use.

Mr. Westbrook explained that from staff's perspective, it's a permitted commercial use; it's the Site Plan Approval. We know that sometimes the Planning Commission is presented with projects where there's a similar type use or business nearby. This is a second location; they're not relocating. There must be demand for that in Ceres, and that's why it's being proposed now.

The public hearing was opened at 6:12 p.m.

- Keith Glassman – O'Reilly's Auto Parts

Mr. Glassman stated that he appreciated the opportunity to be here tonight; appreciates the Commission's consideration of their project and stated he's here to answer any questions that the Commission may have. He is accompanied by David Rich, Manager from O'Reilly's, who is here to answer any operational questions.

- Commissioner Smith asked if O'Reilly's intends to maintain the current store on Hatch Road, and to address the issue of supporting two stores in Ceres.

David Rich explained that the Hatch Road location is what they consider a "hub" store. O'Reilly's opened a new distribution warehouse in Stockton that services 200 stores. From that warehouse, special orders are taken, four times per day, and they are delivered to the Ceres store. From there, they are fanned out to area stores, such as: Modesto, Oakdale, Waterford, Merced; it services 17 stores. The Mitchell Road store would be a "dual-market strategy;" which is retail and delivery of wholesale parts to local shops.

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

It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve PC Resolution 12-01; Carried 4/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTER INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission – Commissioner Del Nero commented that kind of ends the bid for a restaurant in that area.

City Staff – Mr. Westbrook announced that Commissioner Kline was successful in his bid and has been elected to the City Council. On Friday, January 13th, the Mayor and Vice-Mayor interviewed five potential candidates to fill the vacancy on the Planning Commission. Dave Chapman has been recommended and the appointment will be next Monday evening, January 23, 2012, at the City Council meeting. If that moves forward, Mr. Chapman will be in attendance at the next Planning Commission meeting on February 6, 2012.

Mr. Westbrook reported that staff has sent information regarding the upcoming Stanislaus County Planning Commission Workshop on Saturday, January 28th in Riverbank from 8:00 a.m. to noon. He polled the Commission to see who would be interested in attending, so staff can make the necessary reservations.

Mr. Westbrook announced that he also sent information regarding the League of California Cities Planners Institute and Mini-Expo in San Jose. It will be held March 20th – 22nd, which is a Tuesday through Thursday. Mr. Westbrook requested an answer by early next week, as to interest in attending. We'd like to make hotel reservations at the conference location as early as possible.

- Commissioner Kachel inquired about an agenda for the conference. Mr. Westbrook asked Mrs. Montgomery to scan the agenda and resend it to the Commissioners.

ADJOURNMENT:

The Commission adjourned at 6:22 p.m. to the next regularly scheduled meeting of Monday, February 6, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary