

CITY OF CERES
PLANNING COMMISSION
MINUTES

MARCH 18, 2013

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

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Molina. Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
City Attorney Mike Lyons, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Chapman; seconded by Commissioner Kachel, to approve the minutes from the March 4, 2013 meeting; Carried 5/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

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

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

CONSENT CALENDAR

None

PUBLIC HEARING(S):

2. Planned Community Development Plan (PCDP) 13-02 – Consider a proposal for the construction of a 9,100 square foot Dollar General mercantile store at the southeast corner of Whitmore Avenue and Malik Avenue; Bryan Barry, Embree Asset Group, Inc., applicant.

Director of Community Development, Tom Westbrook announced, as indicated in an email that was sent from staff earlier today, the applicant, Bryan Barry, is requesting a continuance of this project to a future date.

The Public Hearing was opened at 6:05 p.m.

- Eric Curiale - 2717 Malik Avenue, Ceres, CA

Mr. Curiale conveyed his concern about the increase in traffic, noise, and unwanted strangers with the addition of a large store close to homes in the Malik Avenue neighborhood. He submitted a petition signed by several neighbors. He and his neighbors would also like to have a speed bump put in, as they feel there will be an increase in traffic if the Dollar General Store is built there.

The Public Hearing was closed at 6:09 p.m.

It was moved by Commissioner Smith; seconded by Commissioner Kachel to continue the hearing to April 15, 2013; carried 5/0.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission

- Vice-Chairman Chapman reported that the Economic Development Interview process was very professional. They asked some good questions, provided opportunity to discuss the strengths and weaknesses of the community along with economic development. It was a very good first step.
- Commissioner Kachel agreed with Mr. Chapman and felt the interview was a good exchange of dialogue.

Staff

Mr. Westbrook reported on the following:

- He attended the Grand Opening of the Farmer Boys Restaurant. The food is good; fresh cooked, no microwaves and he encouraged the Commission to try it out.
- Upcoming events:
 - March 20th – 9:00 a.m. to 3:00 p.m – Bryan Briggs asked to extend invitation to the Planning Commission to attend the Leadership Roundtable at Concilio regarding Economic Development.
 - March 21st – 8:30 a.m. – Hatch Road Business Improvement District Meeting at La Morenita.
 - March 29th – 7:00 a.m. – Chamber Coffee-Hour at Whitmore Mansion – more information to follow.
- Mr. Westbrook’s Economic Development interview with Urban Futures Consultant was beneficial; discussed Ceres’ strengths and weaknesses, ideas to expand/retain businesses we have here.
 - May 1st – 6:00 p.m. Urban Futures is looking to have second Stakeholders’ Workshop. It will be a bit different than the one last week; they will be presenting their results.

ADJOURNMENT:

The Commission adjourned at 6:15 p.m. to the next regularly scheduled meeting of Monday, April 15, 2013.

