

**CITY OF CERES  
PLANNING COMMISSION  
MINUTES  
January 17, 2017**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Kachel.

**ROLL CALL:**

**PRESENT:** Commissioners: Condit, Del Nero, Molina, Smith,  
Chairperson Kachel

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook,  
Director of Engineering Services/City Engineer Daryl  
Jordan, City Attorney Christopher LaGrassa,  
Administrative Secretary/Deputy City Clerk Ann  
Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

Commissioner Smith thanked Chairperson Kachel for his outstanding service this past year.

It was moved by Commissioner Smith; seconded by Commissioner Condit to elect Vice Chairperson Gary Del Nero as the Chairperson for 2017. Motion passed by the following vote:

**AYES:** Commissioners Condit, Del Nero, Molina, Smith,  
Chairperson Kachel

**NOES:** None

**ABSENT:** None

Commissioner Smith thanked newly elected Chairperson Del Nero for his commendable service as Vice Chairperson this past year.

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Condit to elect Commissioner Hugo Molina as Vice Chairperson for 2017. Motion passed by the following vote:

**AYES:** Commissioners Condit, Kachel, Molina, Smith, Chairperson  
Del Nero  
**NOES:** None  
**ABSENT:** None

**CITIZEN COMMUNICATIONS**

- Dave Pratt, Ceres Citizen

Mr. Pratt suggested that the Planning Commission rethink the fence height where the residential backyards or business' parking lots face a thoroughfare. His concern is with trash and recyclables being thrown over the fences.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of January 17, 2017 was posted on January 11, 2017.
2. Approval of Minutes
  - a. Joint City Council and Planning Commission Workshop – November 15, 2016
  - b. November 7, 2016
  - c. June 15, 2015

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve the Consent Calendar. Motion passed by the following vote:

**AYES:** Commissioners Condit, Kachel, Molina, Smith, Chairperson  
Del Nero  
**NOES:** None  
**ABSENT:** None

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR**

None

**PUBLIC HEARING**

None

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commissioner Condit reported that he is a Democratic Delegate, has a new job and recently turned 21.

Commissioner Kachel remarked that he appreciated being able to serve as Chairperson this past year.

Vice Chairperson Molina stated he is looking forward to considering many agenda items in 2017.

Director of Community Development, Tom Westbrook reported:

- Savemart Façade Improvement is proceeding and going well.
- City Manager Wells, City Engineer Jordan and he met with the Walmart Engineers and Architects in December. They are very much committed to the project at Mitchell Ranch. We don't know quite when the store is going to open; it all depends on when they get the permits in, when they're issued and when the construction begins.
- Community Workshop #2 for the General Plan Update will be held in the Small Assembly Room on Wednesday, January 25<sup>th</sup> at 6:00 P.M. The Council and Commission have been invited to attend. He is expecting better attendance than at the first Community Workshop; we're planning to set up for about 80 attendees. We're excited! Also, on the following Wednesday, February 1<sup>st</sup>, there will be a Workshop in Spanish, with the Partnership for Healthy Children assisting, providing the Spanish translation.
- Chamber of Commerce is hosting the Annual Installation Dinner on Friday, January 27<sup>th</sup> at 6:00 P.M. at the Community Center. Tickets are available through the Chamber.

- Future projects:
  - Senior Assisted and Independent Living Facility – on Whitmore Avenue
  - Blaker Brewing – Renee Ledbetter, Mr. Wells and he have been working with them for a number of years. They have submitted an application for a CUP for their actual brewery. It's exciting to see two years of "courtship" finally come to fruition.

Director of Engineering Services/City Engineer, Daryl Jordan reported that we had an Outreach on December 12<sup>th</sup> with the 4<sup>th</sup> Street Merchants. There was a good turnout; about a dozen or so that met with Mr. Westbrook, Mr. Hallam and him, where they reviewed the plans for the downtown. We appreciated Mr. Shane Parsons hosting the event for us at one of his locations.

**ADJOURNMENT:**

The Commission adjourned at 6:11 p.m. to the next regularly scheduled meeting of Tuesday, February 21, 2017.

APPROVED:

  
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Gary Del Nero, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary