

MINUTES

TURLOCK CITY PLANNING COMMISSION THURSDAY, SEPTEMBER 2, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi, Dias

ALTERNATE COMMISSIONERS (Non Voting): Pedroza

COMMISSIONERS ABSENT: Williams

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Katie Melson, Assistant Planner, Adrienne Werner, Planning Technician; Dorinda Soiseth, Staff Services Technician

A. CALL TO ORDER The meeting was called to order at 7:00 p.m.

B. APPROVAL OF MINUTES

Chairman Brem asked for corrections or a motion for approval of the minutes of the August 5, 2010 Planning Commission meeting.

MOTION: Commissioner Fregosi moved, Commissioner Bean seconded that the Planning Commission approve the minutes from the August 5, 2010 meeting as submitted.

AYES: Hackler, Hillberg, Brem, Bean, Fregosi, and Dias
NOES: None
ABSTAIN: Salcedo
ABSENT: Williams
NOT PARTICIPATING: None
NON-VOTING: Pedroza

C. ANNOUNCEMENTS

Debbie Whitmore announced the letter addressed to each of the Commissioners about the proposed Family Entertainment Center on Crowell Road.

D. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

There were none.

E. PUBLIC PARTICIPATION

None

F. CONSENT CALENDAR

None

G. PUBLIC HEARINGS

CONSENT ITEMS*:

* None

NONCONSENT ITEMS:

None

H. OTHER MATTERS

1. WORKSHOP ON POTENTIAL APPROACHES TO REGULATE DISCOUNT SUPERSTORES IN THE CITY OF TURLOCK (*Debbie Whitmore*)

Chairman Brem stated for the record that he sat through this presentation many years ago.

Debbie Whitmore's presentation included:

- The workshop goals.
- The current definition of discount superstores.
- The past reasons for prohibiting superstores in Turlock.
- City Council suggestions for addressing the issue.
- Development Collaborative Advisory Committee recommendations.
- The General Plan Update approach in addressing discount superstores and regional commercial zoning designations.
- The estimated time frame for completion of the General Plan approach.

Debbie also reviewed the process for amending the current zoning ordinance saying this approach would require the need for outside economic and legal consultants.

There was discussion about the square footages of current grocery stores in Turlock.

Commissioner Fregosi commented on the process the City took in the past concerning discount superstores and questioned what had changed that would allow the City to legally revisit this issue and make new findings.

Commissioner Salcedo requested more studies from other cities.

Chairman Brem opened the workshop for public comment:

John Miles, Turlock resident, expressed concern that the City is revisiting the issue and spoke against changing the ordinance.

Chairman Brem stated for the record that the Planning Commission did not initiate a review of this issue.

Doug Fleming, a member of the Food and Commercial Workers Union, spoke about recent layoffs at the Turlock Safeway store.

Alan Marchant commented that grocery items are generally not taxable so larger stores may not generate additional tax revenues.

Commissioner Fregosi asked for economic information on existing grocery stores concerning buying patterns and pending layoffs.

Commissioner Salcedo asked about annual revenue figures of a Super-Walmart.

The consensus of the Commission was to involve the community to determine if there is support to move forward with a change to the ordinance.

Chairman Brem asked that a public meeting be scheduled on the third Thursday in October.

I. COMMISSIONER'S CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONER'S COMMENTS

Commissioner Dias stated for the record that the Planning Commission, at the August joint meeting with the City Council, came to a unanimous vote on the direction Turlock should grow after an in-depth discussion; however the Council did not support their viewpoint.

Chairman Brem complimented Building Division staff on a very constructive meeting he recently attended concerning a solar project.

Commissioner Dias commented on an approved project on West Main that had not been built.

Commissioner Hackler asked about the status of the Transportation Hub. Mike Pitcock responded that staff is working through the appraisal process with the Federal Government.

L. STAFF UPDATES

Debbie Whitmore updated the Commission on the following items:

- The Downtown Plan Update Scope of Services is scheduled for the September 28 City Council meeting.
- Status of Turlock Beautification Project – the City Council has terminated the project at this time due to concerns of how the City will pay for ongoing maintenance. The way-finding sign conceptual plan is complete.

M. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 7:55 p.m.

Respectfully Submitted,

MIKE BREM
Chair

DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission