

Thursday, April 3, 2025
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

MINUTES
Regular Meeting
Turlock Planning Commission

1. CALL TO ORDER

Vice Chair Reese called the meeting to order at 6:00 p.m.

2. SALUTE TO THE FLAG

Vice Chair Reese led those in attendance in the Pledge of Allegiance.

3. ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATIONS

Present: Commissioners Ray Souza, Bryan Saint, Jim Reape, Sukhminder Deol, Bryan Tribble and Mark Reese

Absent: Commissioners Matt Davis, Patrick Johnson and Constance Anderson

Commissioner Souza	Commissioner Tribble	Commissioner Reape	Commissioner Deol	Commissioner Saint	Vice Chair Reese
None	None	None	None	7.A	None

4. ANNOUNCEMENTS & UPDATES

Vice Chair Reese mentioned that comment cards were available at the back of the room that can be filled out by anyone that wishes to speak during public participation.

Planning Manager Katie Quintero noted the green sheets at the dais for public hearing item 7.A that were received after the agenda was prepared.

5. PUBLIC PARTICIPATION

Vice Chair Reese opened the floor for public participation.

Milt Trieweiler spoke about preserving prime farmland.

Wendy Bonander wanted to speak on public hearing item 7.A and was informed that she would have an opportunity to do so during public participation, after the presentation of the item.

Hearing no one else, Vice Chair Reese closed the floor for public participation.

6. CONSENT CALENDAR

A. Motion: Accepting the Minutes of the March 6, 2025 Regular Meeting.

B. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title

Motion:

Commissioner Reape moved, seconded by Commissioner Tribble to approve the consent calendar. Motion carried 6/0 by the following vote:

Commissioner Souza	Commissioner Tribble	Commissioner Reape	Commissioner Deol	Commissioner Saint	Vice Chair Reese
Yes	Yes	Yes	Yes	Yes	Yes

Commissioner Saint stepped down from the dais at 6:08pm

7. PUBLIC HEARINGS

Vice Chair Reese noted there was one item.

A. Planned Development 285 (PD285), Rezone 25-01, and VTSM 25-01: Vice Chair Reese noted per the green sheet, the applicant has requested a continuance, and staff supports the request so the item will not be presented.

Planning Manager Quintero said that since the item was on the agenda, public participation will still be opened. She said the item will be continued to the next Planning Commission meeting on May 1st.

Public Hearing

Vice Chair Reese opened the floor for public hearing.

Mike Warda spoke on behalf of the applicant and said they are requesting a continuance to work through some proposed changes to the development with staff and made himself available for any questions.

Wendy Bonander spoke in opposition of the project and read some of her concerns that were included in the green sheet.

Adam Hansen spoke in opposition of the project due to concerns with speed limits and the deviations from the setbacks.

Robert Puffer spoke in opposition of the project.

Scott Atherton, the applicant, spoke in support of the project.

Hearing no one else, Vice Chair Reese closed the floor for public participation.

Planning Manager Quintero said staff is working with the applicant to discuss potential design changes to then bring back to Commission at the next meeting.

Motion:

Commissioner Reape moved, seconded by Commissioner Souza to continue Rezone 2025-01, PD 285, VTSM 25-01 to the May 1, 2025 Planning Commission Meeting. Motion carried by a 5/0 vote.

Commissioner Souza	Commissioner Tribble	Commissioner Reape	Commissioner Deol	Commissioner Saint	Vice Chair Reese
Yes	Yes	Yes	Yes	Not Participating	Yes

8. SCHEDULED MATTERS

Vice Chair Reese noted there were none.

9. COMMISSIONER'S COMMENTS AND ANNOUNCEMENTS

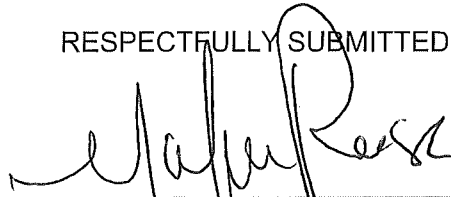
Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

There were none.

10. ADJOURNMENT

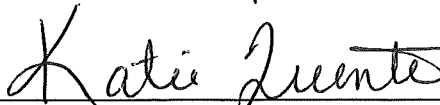
Having no further business, Vice Chair Reese asked for a motion to adjourn the meeting. Motion by Commissioner Tribble. Motion carried unanimously by a voice vote. The meeting was adjourned at 6:23 p.m.

RESPECTFULLY SUBMITTED



Mark Reese

Planning Commission Vice Chair



Katie Quintero

Planning Manager