

# MINUTES

## TURLOCK CITY PLANNING COMMISSION THURSDAY, DECEMBER 6, 2012 7:00 PM

YOSEMITE COMMUNITY ROOM  
TURLOCK CITY HALL, 156 SOUTH BROADWAY

---

**COMMISSIONERS PRESENT:** Salcedo, Hackler, Hillberg, Brem, Bean, Fregosi  
**ALTERNATE COMMISSIONERS:** Pedroza  
**COMMISSIONERS ABSENT:** Dias, Williams  
**STAFF PRESENT:** Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Rose Stillo, 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 November 1, 2012 Planning Commission meeting. Motion by Commissioner Hillberg, seconded by Commissioner Salcedo, and carried unanimously with Commissioner Hackler abstaining and Commissioners Dias and Williams absent.

**C. ANNOUNCEMENTS**

Debbie Whitmore said that City Hall will be closed December 24 to January 2 for the Christmas holiday, and the Sign Ordinance workshop has been moved to the January 3<sup>rd</sup> meeting.

**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. Consideration of a request to initiate an amendment to Title 9 of the Turlock Municipal Code (Zoning Ordinance) to address design and development standards for electrified fences.**

Debbie Whitmore said that Volvo Rents, Inc. has requested the City change the current zoning ordinance and remove the prohibition against electrified fences. She noted that a Minor Discretionary Permit had been issued to Volvo Rents to operate an equipment rental business at 1400 South Avenue and during a recent inspection it was noted that an electrified fence had been constructed that was not included in the approved permit. After meeting with staff, representatives from Volvo Rents requested the City consider an alternative that would allow them to keep the electric fence to help alleviate thefts at the site.

Chairman Brem said that he would like to move this amendment along quickly as there is a need for this type of fencing in certain zoning districts.

Debbie said the ordinance review would look at the design, appearance and other standards that would need to be established in this amendment.

Mike Payton, representing "Guard Dog Fence" who installed this fence, provided information on the function of electric fences and said that State Code 17151 establishes a protocol for electric fencing by restricting the amperage and voltage that can be used.

**MOTION:** Commissioner Fregosi moved, Commissioner Bean seconded, that the Planning Commission adopt a resolution declaring their intention to initiate an amendment to Title 9 of the Turlock Municipal Code (Zoning Ordinance) to address design and development standards for electrified fences. Motion carried unanimously with Commissioners Dias and Williams absent.

**I. COMMISSIONER'S CONSIDERATION**

- 1. Adoption of the Planning Commission 2013 Calendar of Meeting Dates**

Vice Chair Fregosi noted a correction to the calendar. Thanksgiving is on November 29 so the special meeting date of November 21 will not be cancelled. Commissioner Hackler asked that the January 3 meeting be cancelled. Debbie advised that the Sign Ordinance workshop would be scheduled for the February meeting.

**MOTION:** Commissioner Pedroza moved, Commissioner Bean seconded, that the Planning Commission adopt the 2013 Calendar of Meeting Dates as amended. Motion carried unanimously with Commissioners Dias and Williams absent.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONER'S COMMENTS**

Commissioner Fregosi commented that the annual Christmas parade is Friday, December 7.

Commissioner Pedroza commented on the status of the Avena Bella project on Linwood Avenue and said that he has received complaints from the neighbors about the construction noise. He also commented about the status of the Mi Pueblo project.

Chairman Brem asked staff about the status of the General Plan litigation. Debbie responded that settlement discussions are continuing.

**L. STAFF UPDATES**

Debbie Whitmore provided the following updates to the Commission:

- Report of Minor Discretionary and Other Permits Issued in 2012

**M. ADJOURNMENT:** There was a motion and second (Hillberg/Bean) to adjourn the meeting at 7:28 p.m. Carried unanimously.

Respectfully Submitted,



MIKE BREM  
Chair



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

---