



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Director

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 8, 2005, 9:00 A.M.
2222 "M" STREET, BOARD ROOM, THIRD FLOOR,
MERCED, CALIFORNIA**

I. CALL MEETING TO ORDER

II. ROLL CALL OF COMMISSIONERS

Jack Mobley; Steve Sloan, Chairman; Lynn Tanner; Gloria Bettencourt; Rudy Buendia

III. APPROVAL OF MINUTES

IV. CITIZEN COMMUNICATIONS

Public opportunity to address the Planning Commission on items of interest over which the Planning Commission has jurisdiction.

SPEAKERS

If you would like to address the Planning Commission on any item on the agenda, please pick up a 3" x 5" card in the foyer, fill it out with your name, address, and item you wish to speak on, and give it to someone at the staff table (to the left of the podium) prior to speaking.

V. PUBLIC HEARING

A. CONDITIONAL USE PERMIT No. 05010 – "Isaac Irrigation" – Gary Schmidt -
To bring into conformance an existing agricultural irrigation trenching and excavating business, and an accessory business of hauling agricultural commodities, located on the north side of Peach Avenue, 580 feet west of Washington Boulevard in the Livingston area. The project site is designated as Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Kristi Vahl**

B. MINOR SUBDIVISION APPLICATION No. 05012 – Jerald Langum - To divide 79 acres into three parcels resulting in parcel sizes of - Parcel No. 1 = 23 acres, Parcel No. 2 = 28 acres, and Parcel No. 3 = 28 acres. The project is located at the northwest corner of Worden Avenue and Athlone Road in the Le Grand area. The project site is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert**

- C. MINOR SUBDIVISION APPLICATION No. 05023 – Carole Narita -** To divide a 40-acre parcel into two 20 acre parcels. The project site is located on the north side of Harding Road, 1,325 feet east of Cortez Avenue. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert**
- D. MINOR SUBDIVISION APPLICATION No. 05016 - William and Carolyn Ahlem -** to divide a 40 acre parcel into two 20 acre parcels. The project is located on the northwest corner of Mitchell Road and Williams Avenue in the Hilmar area on land designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Jeff Wilson**
- E. MINOR SUBDIVISION APPLICATION No. 05020 – Karen Crane -** To divide a 51 acre parcel into two parcels; Parcel 1 = 20 acres and Parcel 2 = 31 acres located west of Whitworth Road, north of Bunker Road in the Gustine area on land designated as Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Robert King**
- F. CONDITIONAL USE PERMIT No. 05004 – Cricket Communications –** To install an unmanned wireless telecommunication facility, consisting of a 120 foot tall monopole, 9 antennas and associated equipment in the northeast portion of a 44 acre parcel. The project site is located on the west side of State Highway 99, approximately 700 feet south of its intersection with Le Grand Road, designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

VIII. DIRECTOR’S REPORT

IX. ADJOURNMENT

APPEALS

Any person may appeal any action of the Planning Director or Planning Commission within five (5) calendar days after the day the action is made. [Within ten (10) calendar days of action on subdivisions]. The deadline for appeals of Planning Commission actions, excluding subdivisions, is 5:00 p.m. on the Monday following the Planning Commission meeting. Please note that appeals may not be submitted on days that the County is officially closed.

Appeals of Planning Director's actions may be filed with the Planning Department and appeals of Planning Commission actions may be filed with the Clerk of the Board of Supervisors. Appeals must state appellant's name, action appealed and reasons for appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted with the written appeal.

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF JUNE 8, 2005

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of June 8, 2005, are available in the Merced County Planning and Community Development Department, 2222 "M" Street, Second Floor, Merced, California.

Present: Chairman Steve Sloan, Commissioner Gloria Bettencourt

Absent: Commissioner Lynn Tanner, Commissioner Jack Mobley, Commissioner Rudy Buendia

Due to a lack of a quorum all items on the June 8, 2005 agenda have been continued to the meeting of June 22, 2005. County Counsel confirmed there could be no discussion or other business.

All items below have been continued to June 22, 2005 Planning Commission meeting.

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