

MINUTES

TURLOCK CITY PLANNING COMMISSION SPECIAL WORKSHOP MEETING THURSDAY, OCTOBER 21, 2010 7:00 PM

YOSEMITE COMMUNITY ROOM
TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Brem, Bean, Fregosi, Hackler, Hillberg, Pedroza, Salcedo, Williams

COMMISSIONERS ABSENT: Dias

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

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

PUBLIC WORKSHOP

1. WORKSHOP OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK - BIG BOX BAN COMMUNITY MEETING

Debbie Whitmore provided a Power Point presentation that outlined the definitions of a superstore, the background on the big box ban, the reason for prohibiting discount superstores, the recommendation from the Development Collaborative and the four options reviewed by the City Council.

Chairman Brem asked for public comment.

The following citizens spoke against amending the current ordinance:

Stuart Wooley, John Miles, Ken Allen, Richard Doo, Dana McGarry, Barbara Olave, Sergio Alvarado, Stephen Filling, Janet Smith and Keith Knudsen. Their concerns included increased traffic from a superstore, less revenue growth and lower paying jobs from superstores; negative impacts to neighborhood stores and smaller businesses; negative long term net effect from a superstore; we need to maintain the good planning of the past; groceries are not taxable and will not bring in additional revenue to the City; and the possible detrimental effects of superstores to smaller communities.

Chairman Brem advised that this issue is not about a specific retailer.

David Fransen said that although he was not supportive of the original ban, he does not think we should reverse the ordinance at this time because of the time and cost involved to do so.

Chairman Brem asked for a show of hands of those wishing to amend the current ordinance. There were none. Chairman Brem asked for a show of hands of those who oppose amending the ordinance. There was a unanimous show of hands.

Chairman Brem closed the public comment time.

Commissioner Fregosi noted the written comments received against amending the ordinance.

Debbie Whitmore advised that the Planning Commission will take action and make a recommendation to the City Council on this matter at their November 4, 2010 regular meeting.

C. ADJOURNMENT: Having no further business Chairman Brem adjourned the workshop at 7:56 p.m.

Respectfully Submitted,

MIKE BREM
Chair

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