MADERA COUNTY PLANNING COMMISSION AGENDA

ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE MADERA COUNTY PLANNING DEPARTMENT AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.

REGULAR MEETING

TIME:

6:00 p.m., Tuesday, November 12, 2013

PLACE:

Resource Management Agency, 2037 W. Cleveland Ave, Madera, California

Chairman Ross Thornton

Vice Chairman John Reed

Commissioner Larry Pistoresi

Commissioner Luis Ceja

Commissioner Thomas Hurst

All persons wishing to give testimony on quasi judicial items (noted with an *) must sign an oath as supplied by the Planning Commission Secretary.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE
INTRODUCTION OF COUNTY STAFF
PLANNING COMMISSION MEETING PROCEDURES
RULES FOR PRESENTING TESTIMONY
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS

TURN OFF ALL CELL PHONES

BUSINESS

Supporting documents relating to the items on this agenda that are not listed as "Closed Session" are available through the Resource Management Agency website at http://www.madera-county.com/rma. The documents are also available at the Resource Management Agency, Planning Department, 2037 West Cleveland Avenue, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Department for updates.

REQUEST FOR COMMENTS FROM THE AUDIENCE

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3 minute presentation to insure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and address for the record.

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.

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Lead Planner: Jamie Bax

CONSENT CALENDAR

Approval of the agenda.

Approval of the minutes of October 1, 2013.

PUBLIC HEARINGS:

*1. W. JAXON BAKER – PROJECT (PRJ #2013-003) CONDITIONAL USE PERMIT (CUP #2013-020) & VARIANCE (VA #2013-003) – MADERA (District #) Lead Planner: Matt Treber

W. Jaxon Baker Inc. is requesting a Conditional Use Permit (CUP #2013-020) to allow a drum mix asphalt concrete plant. A Variance will also be considered to allow 80'-0" tall storage silo. The property is owned by Jaxon Enterprises and is located on the north side of Avenue 18 ½, approximately 0.3 mile east of its intersection with SR 99 (23349 Avenue 18 ½), Madera. The property is zoned IL (Industrial, Urban or Rural, Light) District. A draft Mitigated Negative Declaration (MND #2013-25) has been prepared concerning the proposed project in compliance with provisions of the California Environmental quality Act (CEQA).

2. AG PRESERVES - COUNTY WIDE

This hearing is to consider the rezoning of lands currently proposed for inclusion in the Farmland Security Zone Program for 2014 (contracts with Madera County under the provisions of the Williamson Act) to ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District from ARE-20 (Agricultural, Rural, Exclusive-20 Acre), & AR-5 (Agricultural Rural-5 Acre) Districts.

3. VIRGINIA & RICHARD LEHMAN – ROAD NAME – NORTH FORK (District #5) Lead Planner: Jamie Bax

Virginia and Richard Lehman are requesting a road name change from G R Trestle Court to Cascadel Heights. The road runs east from Cascadel Heights Drive, approximately 0.4 mile south of its intersection with Road 233, North Fork

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, December 3, 2013 @ 6:00 p.m. - Regular Meeting - Madera County Resource Management Agency, 2037 West Cleveland Avenue, Madera, California.

PLANNING COMMISSION MEETING PROCEDURES

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

- 1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
- 2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
- 3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give in regard to the proposal being considered.
- 4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
- The public comment portion of the hearing will be closed and the matter will be deliberated by the Commission and a decision will be rendered.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

- 1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, place of residence, and interest in the matter. This is required for the public record. Since all meetings are tape recorded, please speak clearly and use the microphone provided.
- 2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
- 3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
- 4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
- 5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.