

A. CALL TO ORDER – Vice Chairman Hackler called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Jeanine Bean, Nick Hackler, Soraya Fregosi, Elvis Dias, Geoff Powers, and Eric Gonsalves

ABSENT: Chairman Victor Pedroza

B. APPROVAL OF MINUTES

1. Accepting minutes of regular Planning Commission meeting of September 1, 2016.

Motion by Commissioner Fregosi seconded by Commissioner Bean to accept the minutes as submitted. Motion carried unanimously with Commissioner Pedroza absent.

C. ANNOUNCEMENTS:

Deputy Director of Development Services Debra Whitmore directed the Commissioners to the handout showing the approved Tentative Parcel Map for the location of 2631 Tuolumne Road.

D. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS
None

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

- G.1 - CONDITIONAL USE PERMIT 2016-06 (CUP 2016-06)-TEN PIN FUN CENTER 3700 COUNTRYSIDE DRIVE (APN 087-028-009)
None

E. PUBLIC PARTICIPATION

Larry Tribuzio spoke concerning the unsightly parking of RV's, boats and other recreational vehicles in his neighborhood. He stated there is one parked past the sidewalk that people are tripping over and another that has been parked on the street for over a month. He asked Planning Commission to get involved and invited them to ride with him to see where this is.

Ms. Debra Whitmore told Commission that he is working with Neighborhood Services but could add this item to the next agenda if requested by the Commissioners. Vice Chair Hackler requested it be added.

F. CONSENT CALENDAR
None

G. PUBLIC HEARINGS

***CONSENT ITEMS**

NONCONSENT ITEMS

1. **CONDITIONAL USE PERMIT 2016-06 (CUP 2016-06) – TEN PIN FUN CENTER – 3700 COUNTRYSIDE DRIVE (APN 087-028-009):** Deputy Director of Development Services Debbie Whitmore stated the applicant is proposing to construct an approximately 52,000 square foot Family Entertainment Center on approximately 5.2 acres of an existing 6.91-acre site located in the Northwest Turlock Specific Plan area, east of State Highway 99 and north of West Monte Vista Blvd. The facility will include approximately 34 bowling lanes, an approximately 4,000 square foot laser tag room with attached staging and vesting rooms, a game room with approximately 75 games and a prize redemption center, a separate bar area for bowlers, a sports bar and restaurant with seating for approximately 200 guests including billiards, shuffle board, three outdoor bocce ball courts, and an outdoor dining patio. The facility will also have seven banquet/party rooms that can host small birthday parties or larger events. The facility will operate seven days per week. Monday thru Thursday, the Center will be open from 9 a.m. to midnight. Friday and Saturday, the Center will operate from 9 a.m. to 2 a.m. the following day. Sunday, the Center will operate from 9 a.m. to 11 p.m. The Center will employ approximately 55 to 60 people. At peak times, the facility could attract up to 400 to 475 customers plus approximately 30 employees. Parking was a concern so staff did extensive research on parking for other facilities of this kind and found they are showing more than adequate parking. They will also have more landscaping than actually required by the City's zoning ordinance due to new State storm water permitting requirements. She reviewed the findings for approval and indicated that staff found the project to be in compliance with those findings.

Rod Scott spoke stating he is heading up this project. He estimated to cost of the project at around twelve million dollars and funding is in place. People are very excited about this project and recognized the group are good people heading it. He noted there were not a lot of differences in the building from the last proposal. Completion of the project is October 1, 2017 just in time for winter bowling leagues and junior bowling afterschool and on Saturdays.

Public Hearing:

No comments from the public.

Commissioner Dias inquired about the traffic on Monte Vista and Countryside. City Engineer Mike Pitcock stated this area is in the future plans to be fixed and funds were collected with this project.

Commissioner Fregosi likes this location and hopes this will bring people into our area. It is a great family oriented project.

Vice Chair Hackler thinks its good project for our town. Although it was pushed back six years, he appreciated that they stuck with this project. He feels this area addresses the noise issues that may arise.

MOTION: Motion by Commissioner Fregosi, seconded by Commissioner Gonzales adopting the Mitigated Negative Declaration of Environmental Effect and the Mitigation Monitoring Program for the project having made the findings contained in Draft Planning Commission Resolution 2016-27. Motion carried unanimously with Commissioner Pedroza absent.

Motion by Commissioner Fregosi, seconded by Commission Gonzales approving Conditional Use Permit 2016-06 (Ten Pin Fun Center), having determined the appropriate findings were made, subject to the conditions contained in Draft Planning Commission Resolution 2016-27. Motion carried unanimously with Commissioner Pedroza absent.

H. OTHER MATTERS

None

I. COMMISSIONERS CONSIDERATION

None

J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS

None

K. COMMISSIONERS COMMENTS

Commissioner Fregosi inquired about the memory center on Main Street. Ms. Whitmore stated they are trying to pull funding together before they can go on to the next step. Associate Planner Adrienne Werner has been working with them on this project.

L. STAFF UPDATES

None

M. ADJOURNMENT: Motion by Vice Chair Hackler, seconded by Commissioner Bean to adjourn the meeting at 6:23 p.m.

RESPECTFULLY SUBMITTED

Nick Hackler
Vice Chair

Debra A. Whitmore
Deputy Director of Development Services