

**CITY OF MADERA PLANNING COMMISSION  
REGULAR MEETING  
April 14, 2020**

**CALL TO ORDER:** The meeting was called to order by Chairperson Gran at 6:00 p.m.

**ROLL CALL**

**PRESENT:** Commissioner Israel Cortes (Chairperson)  
Commissioner Robert Gran, Jr. (Vice Chairperson)  
Commissioner Richard Broadhead  
Commissioner Pamela Tyler  
Commissioner Alex Salazar  
Commissioner Ramon Lopez-Maciel  
Commissioner Ryan Cerioni

**ABSENT:** None

**STAFF:** Darrell Unruh, Interim Planning Manager  
Jesus Orozco, Assistant Planner  
Keith Helmuth, City Engineer  
Tiffany Ljuba, Assistant Engineer  
Brandi Garcia, Recording Secretary  
Information Services Manager, Mark Souders  
Communications Specialist, Joseph Carrello  
Community Services Coordinator, Olga Garcia

**PLEDGE:** None

**PUBLIC COMMENT:** None

**MINUTES:** None

**NON-PUBLIC HEARING ITEMS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARING ITEMS:**

1. **GPA 2019-03, REZ 2019-06, TSM 2019-03 & TPM 2019-03 – Pecan Square**  
A noticed public hearing for an application requesting a general plan amendment, rezone, tentative subdivision map and tentative parcel map proposing the subdivision of an approximately 79-acre parcel into two parcels, a 22.5-acre parcel and a 56.5-acre parcel. The 22.5-acre parcel will be subdivided into 110 lots for future single-family residential development. The purpose of the General Plan Amendment is to make subsequent parcels consist with planned future development. The project proposal entails a reconfiguration of land use areas designated for Commercial, High Density and Medium Density land uses. Subsequent rezoning will be consistent with the General Plan land use. The project site is located on the southwest corner of West Pecan Avenue and Madera Avenue/HWY 145. A Mitigated Negative Declaration will also be considered by the Planning Commission. (APN: 012-480-005).

This project was requested to be moved to the May 12, 2020 meeting.

Commissioner Gran moved to approve Motion 2 continuing the item to May 12, 2020. Commissioner Tyler seconded the motion and it was carried unanimously.

**2. Development Agreement Annual Review – Madera Travel Center**

An annual development agreement approved in conjunction with the Madera Travel Center project (Ordinance 938) for the period running through December 21, 2018. This annual review has been scheduled pursuant to Section 10-3.1715 of the Madera Municipal Code, which required that the Planning Commission determine whether the principal party to the agreement, Love's Travel Center, has complied in good faith with the terms of the development agreement (APNs: 013-240-004, 005, 006 & 007).

Staff requested this item be continued to the May 12, 2020 Planning Commission Meeting.

Commissioner Gran said they still need to do #2 and move it officially.

Commissioner Cerioni moved to approve the continuance to the May 12, 2020 meeting. Commissioner Tyler seconded the motion and it carried unanimously.

**3. CUP 2019-26 thru 29 & SPR 2019-29 – Himat Investments**

A noticed public hearing to consider multiple conditional use permits and a site plan review to allow for the development of an approximately 15,100 sq. ft. commercial plaza to include: 3 standalone retail/office buildings, a convenience store proposing the sale of off-site alcohol and tobacco sales in conjunction with 12 fuel stations, and a drive-thru car wash located on property on the southwest corner of the East Olive Avenue and Tozer Road in the CN (Neighborhood Commercial) Zone District with a C (Commercial) General Plan land use designation (APN: 011-330-016). A Mitigated Negative Declaration will also be considered by the Planning Commission.

Jesus Orozco, Assistant Planner presented this item.

Commissioner Gran said if you go to Food 4 Less or other markets, they have three packs and they're not really a liquor store. He understands what they're trying to do, he doesn't have a problem with the three pack, but it is different when you can literally go down the street and buy it.

Mr. Orozco said he said he probably didn't explain well but he thinks staff would be ok with the three packs being sold. However, they would not be ok with the singles being sold. He said the applicant might wish to get rid of that condition or there might be other sized quantities for single sales, but the applicant could discuss his concerns with the condition.

Commissioner Gran asked how many ounces the average bottle of wine is since were limiting beer.

Commissioner Cerioni said he can see not allowing the 40 oz singles but the three packs of smaller serving sizes, he has a hard time opposing that.

Commissioner Gran said usually when guys get off work, they go buy the three pack and go home.

Commissioner Cortes said he noticed in the report the City had not adopted an ordinance that specifies the distance a tobacco retailer should be from any school or other sensitive use. Is there an ordinance that addresses the sale of alcohol in a certain distance of a school?

Commissioner Gran said he believes they rely on ABC and asked confirmed it was 1000 feet for the sale of tobacco.

Mr. Orozco said that may be a State rule. They would be required to comply with any State or Federal requirements.

Commissioner Gran said he remembered that maybe ours was a little different than the standard State rule.

Mr. Orozco said it may have been discussed but he doesn't believe anything was adopted.

Commissioner Salazar said he did a quick Google search and it showed that ABC requires the sale of alcohol be 600 feet from any school.

Mr. Orozco confirmed they meet that requirement.

Commissioner Gran asked if everyone was ok with the three packs.

Commissioner Cerioni said he is ok with it and he's ok with the site design as well and thinks it's a good use for the property.

Commissioner Salazar said manufacturers have developed different sizes, so a three pack is just another option for a retailer to sell. He's not opposed to it. He asked Mr. Orozco about the potential zoning. Is there a current zoning for the empty part of the lot and what is the potential use there?

Mr. Orozco said it is one single lot all zoned Neighborhood Commercial. They will develop one half and the other half will remain vacant until they find a suitable tenant.

Commissioner Tyler said that's what she has a problem with. You risk having people drinking and hanging out there in the empty area. It's close to two elementary schools.

Commissioner Gran wanted to confirm there would be fencing on the back side between the development and the empty lot.

Commissioner Salazar said he thought it was only on the West side.

Mr. Orozco said that's correct.

Commissioner Gran confirmed with Mr. Orozco that there is no fencing between the development and the empty lot.

Mr. Orozco said based on the current proposal he doesn't believe so, but they are more than welcome to add it as a condition.

Commissioner Salazar said he would imagine that if the developer or landlord developed the rest of the lot there would probably be a condition in the future to put a fence matching the rest.

Mr. Orozco said that's correct, it just doesn't seem feasible to require the entire perimeter, so staff only recommended they do the extent of the development.

Commissioner Gran said he was thinking maybe a chain link between the back of the gas station and the field up toward Tozer.

Mr. Orozco said if they wish, that could be included as a condition.

Commissioner Gran said that's what they're after to prevent loitering.

Commissioner Cerioni said if you could fully fence in the open area with chain link to isolate it and the traffic could come in and out on Tozer and that's it. That would be more feasible.

Mr. Orozco said just to make sure they understand, the Tozer frontage does have two drive-way approaches.

Commissioner Gran asked Mr. Orozco to pull up map then noted it's not the Tozer St. side it would be perpendicular to the concrete fence running to Tozer and perpendicular to right there (confirming where Mr. Orozco was indicating on the map).

Commissioner Salazar asked if the eight-foot fence is all along the West side of the property or only from the car wash up.

Mr. Orozco drew on the map where the fence would go per the conditions. He also confirmed what he believed the Commissioner's were wanting in the fencing.

Commissioner Gran said yes, to isolate the field. They could just run it to Tozer until they develop the other side.

Commissioner Salazar said he can envision, worst case scenario, a crime happening, and the suspect runs south toward the houses. If police are coming at them from the City limits, they will go into that corner lot. Number two, trash will get collected behind the fence and third, it would have to be an eye sore to have a new chain link fence for years before the other retail space is built. He said he just thinks it creates a couple other problems.

Commissioner Cortes asked if the chain link fence being proposed would be eight foot or less?

Commissioners Gran and Cerioni replied; six feet.

Commissioner Gran said it's to impede people from cutting across the field. Or to prevent people from getting an 18 pack of beer and hanging out in the field with their buddies.

Commissioner Cerioni asked Commissioner Tyler to express what she's thinking. He said he could see the concern on her face.

Commissioner Tyler said it's a great project, but she's concerned with the schools. There are issues over there that a lot of people don't hear about. She's worried about the hanging out. That is a problem at the neighborhood stores that are only a few minutes from there. A lot of the mom and pop shops sell the 40 oz. People get the 40 oz. and drink them and then just throw the bottle in the street. She would like to talk to the one's in charge of this project. It's an area where a lot of people just walk and drink down Olive and Tozer.

Commissioner Salazar said he thought about the traffic and who would be visiting those businesses. The County Health Department just opened their new location. He doesn't know where the County workers live but just say some live in Fresno and travel down Avenue 12 to Madera, they're not visiting the store on the way to work but maybe going home for gas. Most of the people who visit the store people would be those that travel from the neighborhood across the way or right behind it. When there's people hanging out and drinking, there's no other way to get back into the neighborhood. You would have to walk around all the block fences. Without an eight-foot fence, he can see a pedestrian walking south on Tozer to the apartments or houses right there, they finish a beer and chuck it over the fence. On the other side going down Olive it will get thrown in the street and gets picked up.

Commissioner Cortes asked if it would be an area that homeless people will be attracted to along the back fence.

Commissioner Tyler said she doesn't think so because most of the homeless population is over in the Rancho San Miguel area at Yosemite and Tozer. She can't say for sure, but she doesn't think it will be an issue.

Commissioner Salazar said any site has the potential to bring homeless. It doesn't matter whether is houses, or its all built up or whatever. It just requires policing, etc. to mitigate the homelessness.

Mr. Orozco said it was brought up that allowing the use permit for both alcohol and tobacco sales, there is a residential use so there would be a lot of neighborhood patrolling, and there's the two schools and the sheriff's office, this will provide some monitoring of what's happening in the vicinity. You will probably see law enforcement driving by there because of the proximity to the schools, sheriff's office and other public facilities.

Commissioner Tyler confirmed the tobacco products would only be cigarettes and there would be no sales of vapes, etc. as noted in the staff report.

Mr. Orozco said yes and read the condition from the report. He noted that signage will be required that will not advertise or be visible from the public right of way. Signage needs to be on the interior and only visible from the interior.

Commissioner Salazar asked if the type of potential uses on the south side could be limited. Such as the type that could be built. He's thinking if it's a business that requires trucks coming in to load and unload merchandise, it would be a nuisance for the neighbors there. Could it only be office space so that wouldn't happen?

Mr. Orozco said the Neighborhood Commercial zone district has many types of uses, however the zone does require discretionary review and approval. Some uses that may

seem compatible may not be and hence the reason for discretionary review. Our Neighborhood Commercial is for the convenience of the neighborhood such as dry cleaners, repair type uses, etc. If they are deemed to not be appropriate the conditions could be modified to some extent in attempt to make it more compatible, or if it's just not compatible that would be the decision of the Commission.

Commissioner Tyler mentioned with this applicant considering the alcohol you have several businesses around there, not even a mile down that sell alcohol, isn't that an overconcentrated area?

Mr. Orozco, said yes, it is within the same census tract.

Commissioner Gran said basically the reason this is being built is because of the huge development across the street. The primary service is going to be the County buildings and the neighborhood. It's for convenience, you won't do your shopping there, maybe something if you are running short or maybe a three pack.

Commissioner Cerioni added and maybe a couple gallons of gas.

Commissioner Tyler said it's a good development, but they always wanted something else there. Her concern is with the schools.

Commissioner Lopez said the schools are not saying they oppose but they have two concerns; they are concerned with the children getting in an accident because of the houses in the neighborhood and kids walking. The other concern is the children buying alcohol or tobacco. However, he sees another concern with the residents that live there, it's a low-income area and they are going to walk to the area. He also wonders why they aren't developing the whole property.

Commissioner Gran said if he will give them a couple million, they could do the whole thing at once. It comes down to a money situation.

Commissioner Salazar said for the majority of the pedestrian traffic from the Sierra Vista students live in that neighborhood and walk to school there is already a closer access in the neighborhood off Olive and Knox. Those in the Parksdale area are going to Cesar Chavez and will not be going this way, it will be out of their way. On the Virginia Lee Rose side and kids going to MLK, they could easily access the Sunrise Market that's been here for 50 plus years or so. Adding this site or not doesn't bring kids closer in that way. In addition, his perspective of the neighborhood; this area is more of a median income than lower income. The lower income is closer to the elementary school side. The people who work at the jail and other departments across the way will probably be using the convenience store.

Commissioner Tyler said there are sidewalks there surrounding that whole area. Even if you go down Tozer towards Pecan. There are sidewalks down Olive.

Commissioner Lopez asked if there were sidewalks on both sides.

Commissioner Salazar said yes, that is probably the nicest with medians and everything it's pretty well developed from Wallace to Tozer.

Commissioner Tyler said there's sidewalks all down where the new storage place is. That's not a problem for her. There's a lot of kids that walk right now to Virginia Lee Rose or Sierra Vista. The other schools and the kids that go further, the parents are going to drive them.

Commissioner Salazar said (unable to hear). The Crown subdivision is still going in further north as well.

Commissioner Tyler said that is correct and that will have sidewalks as well.

With no further discussion needed. Commissioner Cortes opened the public hearing for comment.

Charanjit Singh of 1409 Penny Way was present to speak. He said he will try to do his best at this location. He has another store in the County and has never had any problems. He won't have anyone making a mess or anything.

Commissioner Tyler confirmed the hours of operation would be from 5am to 11pm for the gas station and the convenience store, 7 days a week.

Mr. Singh said yes, if they will let him.

Commissioner Salazar asked if there were any tenants yet for the car wash and the 2500 sq. ft. building.

Mr. Singh said no, once they receive approval, they will look for a tenant.

Commissioner Cortes confirmed there will be employees at the carwash as well.

Mr. Singh said yes, there will be 10-15 at the carwash and 10-15 at the gas station and convenience store.

Commissioner Salazar asked what type of business he anticipates going into the 2500 sq. ft. building.

Mr. Singh said maybe a coffee shop and a fast food chain.

Mr. Orozco noted that he and Mr. Singh did speak earlier regarding Condition # 56 and asked if he still wished to address it.

Mr. Singh said he would like to carry single 32 oz, the 24 oz three packs and 750 ml bottles of wine.

Commissioner Tyler said no.

Commissioner Gran said he doesn't think anyone is ok with them carrying serving large cans. The three packs are ok.

Commissioner Tyler said she wants to clarify that they are not ok with any 32 or 40 oz single beer sales.

Commissioner Cortes confirmed with Mr. Singh that he understands there will not be sales of 32 or 40 oz single servings.

Mr. Singh said that's ok, he's happy.

Commissioner Gran asked if he wanted to discuss any other conditions.

Mr. Singh said no.

Commissioner Cortes asked if anyone else in attendance would like to comment.

Seeing none, the item was returned to the Commission for further processing.

Commissioner Gran asked how everyone felt about the vacant lot behind the store.

Commissioner Salazar said he likes the project a lot and he understands the concerns. The only thing he would still like to see is the eight-foot wall around the project.

Mr. Orozco said there is someone that has raised their hand to speak.

Commissioner Cortes reopened the item for public comment.

Sergio Franco of 18798 Farallon Rd. said he has been listening in on the comments. There are valid concerns but with regards to developing the other lot to the south of the project. A lot of times these projects are developed in phases. There are a couple interested parties with tentative plans to go in there in the future. He doesn't see there will be a lot of vagrants in the area since they like to stay away from the police and the jail. Regarding the development on the corner you also have to take into consideration the traffic that will be driving through the area, CHP officers, Sheriff's officers etc. He has a lot of family members that live in that area and he doesn't see a lot of vagrants in that area. They are mostly in the Tozer/145 area by Rancho San Miguel or the Rescue Mission.

Mr. Franco noted again are some tentative ideas for the 2 ½ acre piece but it's just a matter of getting the project moving forward. Hopefully in the next year and a half the rest will fall into place. He's lived here for the last 18 years and he doesn't see a lot of vagrants in the area and if so, Code Enforcement is good about taking care of it.

Commissioner Cerioni said he can appreciate the idea of getting the first phase developed and getting it leased then being able to develop the other portion at a close later date. If that is the applicant's intention, then maybe they should consider the block wall to be constructed at the entire western and southern property lines to be constructed at the start of this project.

Mr. Franco confirmed he was referring to the back section near the housing.

Commissioner Gran asked if Mr. Orozco could put the map up again.

Rick Arredondo of 1495 Verde Mesa Way was given permission to speak. The subdivision there brought value to the east side of town. He thinks it's important to support the growth taking place there. The concerns brought up about certain activity finding its way to that corner but who can say if it will. The homes built there to the south



and to the west were model homes built in 2006 and 2007 selling for five hundred thousand or more. Those people expect to keep some value to the area.

Commissioner Cortes confirmed the map was up and the area they were speaking of for the wall.

Mr. Orozco mentioned giving the applicant a chance to speak again on the concerns.

Charanjit Singh of 1409 Penny Way in Madera said he is ok extending the block wall around.

Commissioner Cortes closed the public comment period and returned the item to the Commission for further discussion and processing.

Commissioner Gran asked Mr. Orozco which condition number deals with the fence.

Mr. Orozco replied that it is #102.

Commissioner Gran said (unable to hear audio)

Commissioner Cerioni said yes, west and south.

Commissioner Gran moved to approve motion 1a and 1b with the modification to 102 saying the entire perimeter shall be built up in an eight-foot block fence.

Mr. Orozco noted there are two separate motions.

Commissioner Gran confirmed for motion 1a.

The motion was seconded by Commissioner Broadhead and the motion carried unanimously.

Commissioner Gran moved to approve motion 1b with the modification to Condition 102. The motion was seconded by Commissioner (unable to hear) and the motion carried unanimously.

**4. CUP 2020-06, CUP 2020-07 & SPR 2020-01 – Miles Chemical**

A noticed public hearing to consider two conditional use permits to allow for the outdoor storage and establishment of a chemical repackaging facility to store, package and transport chemical products used in food, agricultural, drinking water and waste water industries on existing developed industrial properties located on the north side of West Pecan Avenue between Schnoor Avenue and Granada Drive (2345 West Pecan ), in the (I) Industrial Zone District with an (I) Industrial General Plan land use designation (APN: 009-350-031 and 032).

Interim Planning Manager, Darrell Unruh presented the item.

Mr. Orozco noted there may have been an incorrect distribution of the Engineering conditions. He wanted a minute to work it out with City Engineer, Keith Helmuth.

Commissioners asked to see the aerial view again.

Commissioner Salazar asked if the lot will remain a dirt/gravel area or if there is some asphalt there now or are there plans on putting asphalt?

Darrell Unruh, Interim Planning Manager said it's deteriorated, and it will have to be addressed with a pavement type surface to meet the air district standards.

Commissioner Salazar asked about the railroad tracks going in one way and out the same way.

Commissioner Gran noted it's a spur.

Mr. Unruh said yes.

Commissioner Salazar asked what was in the corner, the triangle.

Mr. Unruh said it's a ponding basin.

Commissioner Salazar asked if the company would be using it.

Mr. Unruh said it's not part of the use permit. It will remain for surface water.

Commissioner Broadhead asked what the chances of something leaking into the ponding basin are.

Mr. Unruh said they will have to have containment and remediation measures to prevent that from happening.

Commissioner Broadhead confirmed it was all bulk storage taking place.

Mr. Unruh said they will be taking the bulk material and repackaging it into smaller sizes inside the building.

Commissioner Cortes asked if there is some food mixing taking place.

Mr. Unruh said its materials that could be used as additives in food. Not food preparation taking place.

Commissioner Salazar asked if it was three or two new driveways.

Mr. Unruh said they show a third driveway on the west. They are proposing that for exit only for their trucks. The other is an entrance.

Keith Helmuth, City Engineer said there are two existing driveways near the customer/employee parking area. One way in and one way out. The revised conditions that you will see coming up soon call for the driveway on the east side to be planned for shared access with the parcel to the immediate east if they ever develop. The driveway to the west is several hundred feet from the intersection Granada Dr. and Pecan. Between the three driveways there's limited access for the length of the parcels.

Commissioner Cortes asked where the third driveway was.

Commissioner Tyler said by the customer/employee parking.

Commissioner Salazar said he was curious how the trucks come in and out through the third driveway to the west.

Mr. Unruh said the use of the driveways is going to be limited by the type of street it is. They would be limited to right in and right out.

Mr. Helmuth said that is correct and the Mile's representative could speak to that more effectively, but they understand it will be right in and right out.

Commissioner Salazar asked if it is the same for the business across the street; right in and right out.

Mr. Helmuth said they have that one roadway that is right in right out and left in. There may have been some potential for a four-way intersection at some time, but it was limited because of the one-way westbound roadway. There may be some potential that is opened for full access in the future, but it is not being explored as part of this project. They are not seeking a full movement access.

Commissioner Broadhead noted the driveway on Pecan is a right out only, where do they go when they get out. What access do they have west of that?

Mr. Helmuth said they will have to discuss where they will go but they are aware it's right in and right out.

Commissioner Salazar said seeing the driveway on the far west side is wider than the other two, he would imagine the other two are more for semi-trucks, deliveries and whatever coming in the far west one.

Mr. Helmuth said the eastern most driveway is planned for larger trucks. The conditions of approval have asked them to plan for shared access between their site and the property to the east. They're planning on utilizing a 20-foot driveway on the east that could expand to a 40-foot driveway if the property on the east does develop and seek additional approval from the City of Madera.

Commissioner Cortes said he wanted to make sure Mr. Unruh said they will be paving where traffic will go.

Mr. Unruh said they cannot use unpaved dirt areas for traffic and to access their product for delivery and distribution. They will have to provide adequate surfacing to meet air quality standards.

Commissioner Lopez asked if they will be required grading plans so we know if there is a spill where it would go?

Mr. Unruh said they are subject to all public safety requirements, industrial standards and State of California standards as well as fire standards. He understands they will be required to have measures that would contain any spills.

Mr. Orozco said he will be displaying the Engineering conditions that were agreed upon with the applicant. These were not in the packet.

Mr. Helmuth said the yellow highlights represent the conditions prepared by the Engineering Department and somehow, they did not find their way into what the Commission was given. These are the conditions the applicant has agreed to.

Commissioner Cerioni confirmed with Mr. Helmuth the conditions are good with the street improvements, public utility improvements and connections.

Mr. Helmuth said the site has had some difficulties in the past in terms of developability. These conditions do provide some flexibility. There's allowance for deferrals of storm drain etc. It gives them about two years to build the offsite roadway improvements. It should be acknowledged that this business is looking to move in immediately. These conditions allow for that.

Commissioner Cerioni said that's good.

Commissioner Gran said he's good now.

Mr. Orozco said he's not sure how this will follow. Would it be appropriate to email the conditions to the Commissioners before the closing of the public hearing or if it would be ok that these conditions supersede the conditions in the packet.

Commissioner Salazar said he thinks an email would be best.

Commissioner Gran said this is not just a modification of one or two items.

Mr. Unruh said he's trying to figure out the best way.

Commissioner Gran said the applicant is trying to move in so let's see how we can make this legal.

Mr. Unruh asked if he can email them to Brandi Garcia, Recording Secretary to email out to the Commissioners.

Brandi Garcia, Recording Secretary said she could try to get them out, but it may be slow sending.

Commissioner Cortes opened the item for public comment.

Mr. Orozco said he believes there is a representative in the attendance list but he's not sure if they were going to participate or not.

Mr. Unruh said he received an email from one of the representatives Buk Wagner and it confirmed that the lot would be paved with the exception of the basin. He received an email a few minutes ago.

Joseph Grossi, the representative for Miles Chemical confirmed that Mr. Wagner had emailed Darrell that the entire property would be paved. It will be surveyed so that it all flows in and there's no way any product will leave the property. It would all be contained on site. There was prior discussion with the Planning Department that since the ponding basin may not be able to hold all the excess run off from the rain. They had a consultant come in and do a perk test on the basin to make sure they could contain all the water and run off. It was given to Keith or someone. It will contain and hold all

water and run off. As for the containment, all bulk containers have containment within. Everything is contained, all onsite. They do have food ingredients that go directly into food and others are incidental food contact. They started in 1996 and it's a family owned company. They focus on making sure they stay within the community. The products serve the community. All products are delivered within the area they are located. Mile's has grown 40% this year so they decided they needed to expand. They already service Madera for the agricultural industry so this location made sense for them. They will bring on about 20 employees. The jobs aren't minimum wage, they are job's that people can support their family on and have a good life. All training is on site and they have departments that work with the Government agencies. They are there to be safe.

Commissioner Gran confirmed he was in agreement with all the terms and conditions as well as the additions that were not in the packets.

Mr. Grossi said yes, he had reviewed and agreed to all of them.

Commissioner Cortes asked if there were any other questions of Mr. Grossi.

Seeing none, another attendee was invited to speak.

Bobby Kahn of the Madera County Economic Development Commission noted they have worked with staff and have had multiple meetings with the applicant and all the department heads. Miles has been very good about working through the conditions. They have had hours and hours of meetings. This property has been a challenge because of the number of improvements that have been deferred. This will develop the property and create new jobs solving that problem. He cannot speak highly enough of Miles. He hopes the Commission will approve the use permit.

Commissioner Cortes closed the public comment and returned the item to the commission for further processing.

Commissioner Gran moved to approve Motion 1 with the emailed conditions. Seconded by Commissioner Cerioni, the motion carried unanimously.

**ADMINISTRATIVE REPORTS:** None

**COMMISSIONER REPORTS:**

Commissioner Gran asked if they are supposed to drop their binders off.

Mr. Orozco said there is a drop box in front of City Hall where they can drop them off.

Commissioner Salazar asked if it's where the drive thru is.

Mr. Orozco said it's right in front of the door, you can't miss it.

**ADJOURNMENT:** 6:48 pm



---

Planning Commission Chairperson



---

Brandi Garcia, Recording Secretary