

Minutes
Board of Zoning Adjustment Field Trip
(December 17, 2009, 9:05 am)

The **Board of Zoning Adjustment** of the City of Modesto met in special session on Thursday, December 17, 2009, in the Lobby, 1010 Tenth Street, Modesto, California. The meeting was called to order at 9:05 am.

Members Bergman, Brandvold, Grover, Neumann, Pollard and Saxton present.

FIELD TRIP

The Board Members and Patrick Kelly, Secretary, proceeded on a field trip as scheduled and viewed the following properties:

415 Kansas Avenue (Foster Dairy Farms, Inc.)	Item A
2413 Yosemite Blvd. (Mohamed Rahimi)	Item B

ADJOURNMENT

The meeting adjourned at 9:50 am.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary

Minutes
Board of Zoning Adjustment
(December 17, 2009, 10:00 am)

Being the hour of 10:00 am, the meeting was called to order by Chairperson Neumann.

I. ROLL CALL

Board Members Bergman, Brandvold, Grover, Neumann, Pollard, Saxton and Swehla present.

II. APPROVAL OF MINUTES

It was moved by Board Member Pollard, seconded by Board Member Swehla, and carried unanimously that the minutes of the regular meeting of October 22, 2009, be approved.

III. CONFLICT OF INTEREST DECLARATION

Board member Will Grover indicated a potential conflict of interest with Item A.

IV. CONSENT AND JOINT PUBLIC HEARING ITEMS

None.

V. PUBLIC HEARINGS

Item A CUP-09-005 – Conditional use permit to allow a 48-foot-high, 570-square-foot wall identification sign for Foster Dairy Farms located at 415 Kansas Avenue; submitted by Foster Dairy Farms, Inc.
Contact Info: 577-5267 rdoscher@modestogov.com

Motion/Action (Approved)

It was moved by Board member Swehla, seconded by Board member Pollard, and carried unanimously by majority (Bergman, Brandvold, Pollard, Saxton, Swehla, Neumann, ayes; Grover, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2009-07**, A Resolution granting a Conditional Use Permit for a 48-foot-high identification wall sign for Foster Dairy Farms, Inc. located at 415 Kansas Avenue (Foster Dairy Farms, Inc.)

Item B CUP-09-006 – Application for a Conditional Use Permit to allow a large recycling collection facility, property located at the northeast corner of Yosemite Boulevard and Trask Lane, 2413 Yosemite Boulevard; (Mohamed Rahimi)
Contact Info: 577-5267 dwage@modestogov.com

Motion/Action (Approved)

It was moved by Board member Swehla, seconded by Board member Pollard, and carried unanimously by majority (Bergman, Brandvold, Grover, Neumann, Pollard, Saxton, Swehla, ayes) that the Board of Zoning Adjustment adopt **Resolution No. 2009-08**, A Resolution granting a Conditional Use Permit to Mohamed Rahimi for a large

recycling collection facility, building located at the northeast corner of Yosemite Boulevard and Trask Lane, 2413 Yosemite Boulevard, subject to the following additional conditions: that the collection of non-California Redemption Value (CRV) materials shall be prohibited, and that the facility shall maintain adequate pest control services.

VI. OTHER BUSINESS

Item C Appointments – Chair, Vice-Chair

BZA Chair: Board member Grover nominated Board member Neumann, seconded by Board member Pollard, to remain as the Board of Zoning Adjustment Chair for 2010, and carried unanimously.

BZA Vice-Chair: Board member Saxton nominated Board member Swehla, seconded by Board member Neumann, and carried unanimously.

VII. OTHER BUSINESS

None.

VIII. ORAL COMMUNICATIONS

None.

IX. MATTERS TOO LATE FOR THE AGENDA

None.

X. ADJOURNMENT

The meeting was adjourned at 10:47 am.

Original, signed copy on file in CEDD

Patrick Kelly, Secretary