

Planning Commission Minutes Excerpt
APRIL 3, 2019

- 4.2 Vesting Tentative Subdivision Map #1291, initiated by Bright Development. This application involves a request for a one-year extension of time for filing a final map for VTSM #1291. VTSM #1291 would allow the subdivision of 39.8 acres of land into 161 single-family lots generally located on the east side of G Street at Merrill Place (extended) within an R-1-5 zone with a General Plan designation of Low Density Residential (LD). This extension request was referred to the Planning Commission for final action by the City's Site Plan Review Committee on February 14, 2019.

Associate Planner NELSON reviewed the report. For further information, refer to Staff Report #19-09.

Commissioner DREXEL asked staff to clarify if approving the extension would violate any state laws or place residents in immediate danger. Staff indicated that would not be the case.

Public testimony was opened at 7:51 p.m.

Speakers from the Audience in Favor:

DAVE BUTZ, Bright Development, Modesto, representing the applicant
JOHN DUNN, Bright Development, Modesto, representing the applicant
MARK BEISSWANGER, Bright Development, Modesto, representing the applicant

Commissioner PADILLA inquired of the applicant about when they were planning to break ground on the project, and if they plan to apply for another extension.

Mr. BUTZ remarked that they hoped to break ground in either 2020 or 2021, and reiterated that this tentative submission map was still eligible for a final extension next year.

Speakers from the Audience Neutral/in Opposition:

RICK TELEGAN, Fresno

RICK TELEGAN noted his support for the project, but also stated that the proposed Emergency Vehicle Access was a public health and safety concern, and that it violated the *Merced Vision 2015 General Plan*.

Public testimony was closed at 8:51 p.m.

M/S PADILLA-DREXEL, and carried by the following vote, to approve the Extension of Vesting Tentative Subdivision Map #1291 through January 16, 2020 (RESOLUTION #2904).

AYES: Commissioners Drexel, Harris, Martinez, Padilla, Rashe, and
Chairperson Dylina

NOES: None

ABSENT: Commissioner Camper

ABSTAIN: None