

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
JULY 18, 2022**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:01 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, Steve Bloom, Lee Hiltenbrand and Jenna Edginton. Staff present: City Planning Consultant Walt Wendolowski, Building Official Scott Gebhart, STR Program Manager Judy Wilson, and Permit Technician Chris Bird.

III. AUDIENCE: There were 7 persons in the audience.

IV. APPROVAL OF MINUTES: June 20, 2022
Related to Item VI(p) on page 4 of the minutes, the Commission discussed what parts of that staff report they reviewed at the June 20, 2022 meeting. It was noted that they reviewed all the staff report except the last sections related to conditions and motions. Reddick-Yurka noted the need to move the reference to an attorney's letter on page 1 from Item V to Item VI and that the word "geology" on page 3 should be changed to "geotechnical". Mannan requested that a sentence be added on page 2 stating that if more capacity is required another pump station may be needed.

A motion was made by Nanson, seconded by Mannan, to approve the minutes of the June 20, 2022, Planning Commission meeting as corrected. Motion passed unanimously.

GUEST COMMENTS: None

QUASI-JUDICIAL ITEMS

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Chair Reddick-Yurka introduced the application being considered, described the public hearing process, and opened the hearing at 4:10 p.m.

V. PUBLIC HEARING: DESIGN REVIEW; ZONE: COMMERCIAL(C-1); LOCATION: 253 LANEDA AVENUE; APPLICANT: THE WINERY AT MANZANITA LLC (MARK PRODEN)

A. OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING – None

B. CHALLENGE TO PLANNING COMMISSION JURISDICTION – None

C. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS – Each of the Commissioners declared that they had visited the site or were familiar with it.

D. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT – None

- E. APPLICANTS' PRESENTATION** – The applicant, Mark Proden, presented some background information and the reasons for his application, and described his proposed projects.
- F. STAFF REPORT** –Planning Consultant Walt Wendolowski presented the staff report and described the two-part application. He then presented staff's findings of facts, conclusions, recommended conditions of approval, and recommendation to approve the application subject to the recommended conditions for each request in the application.
- G. GENERAL COMMENTS AND QUESTIONS** – The Commissioners, staff and the applicant discussed the allowed occupancy of the second floor and deck, the proposed remodel and requirements, and the current and proposed use of the second floor. This was followed by discussion of the water run-off related to the proposed awning, awning retraction, and wind sensors. They then discussed whether this business meets the City's definition of a micro-winery and how the business is licensed by the City. Building Official Gebhart explained that the City has no means to monitor the winery's production or sale of wine and that he is not familiar with the details of its city business license, but he would forward the question to the City Manager.
- H. TESTIMONY PRO**- None
- I. TESTIMONY CON** - None
- J. CORRESPONDENCE** - None
- K. REBUTTAL** - None
- L. CLOSE PUBLIC HEARING** – Reddick-Yurka closed the public testimony at 4:49 p.m.
- M. DISCUSSION BY COMMISSION MEMBERS** – The Commissioners discussed exterior lighting requirements and parking. It was noted that the word “extent” on page 8 of the staff report should be “extend” and that the word “Laneda” is spelled wrong in two places on page 1 under Item B. Discussion continued of occupancy requirements, the current unpermitted use of the upstairs, and the need for the applicant to seek temporary use approval of the upstairs or get a building permit and have it finalized right away.
- Wendolowski reviewed the revisions to be made to the staff report as the noted spelling corrections, to include an additional finding regarding lighting and, within the conditions, to clarify under Item D in the last sentence that modifications to approved plans beyond the building permit requirements will require further design review.
- N. DECISION BY COMMISSION WITH MOTION** -

A motion was made by Hiltenbrand, seconded by Nanson, to approve the application adopting the findings and conditions contained in the staff report as revised. Motion passed unanimously.

VI. GENERAL UPDATES: Gebhart informed the Commissioners that there is a new three-part

application under review that may come before them in September. He will let them know if there is anything for an August meeting.

VII. ADJOURNMENT:

A motion was made by Went to adjourn the meeting. Motion passed unanimously.

Chair Reddick-Yurka adjourned the meeting at 5:08 p.m.

**MINUTES APPROVED THIS 19TH
DAY OF SEPTEMBER 2022**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder