



CITY OF MANZANITA

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CITY OF MANZANITA PLANNING COMMISSION MEETING MINUTES

August 25, 2025

I. CALL TO ORDER: Chair Reddick-Yurka called the meeting to order at 4:03 PM in the council chambers.

II. ROLL: Commissioners present: Chair Karen Reddick-Yurka, Vice Chair Frank Squillo, Lee Hiltenbrand, John Collier, Thomas Christ, Bert Gregory, Brad Berman (Absent/Excused). Staff present: City Manager Leila Aman, Building Official Scott Gebhart, Permit Technician Jeremy VonSeggern. Consultants Present: Marcy McNelly (AIA Urbsworks), Walt Wendolowski (Planning Consultant).

III. AUDIENCE: Members of the public attended online.

IV. APPROVAL OF MINUTES: Minutes from August 11, 2025 were approved unanimously. Commissioner Collier made corrections for these minutes stating he was in attendance.

V. DISCUSSION: Presentation – Consultant Walt Wendolowski provided an overview of the proposed revisions to Ordinance 95-5, reviewing Articles 5 through 9 of the draft code, which address partitions, subdivisions, procedures, expedited land divisions, and middle housing divisions.

General Comments and Questions – Commissioners noted that partitions and subdivisions would be handled primarily at the staff level. Subdivisions were highlighted as requiring stricter infrastructure standards and consistency with the Transportation System Plan (TSP). Application procedures were clarified. Expedited and middle housing land divisions were separated into two articles. Additional clarification was requested on easements, density thresholds, and consistency with the TSP.

VI. PUBLIC COMMENTS: No public comments were received.

VII. GENERAL UPDATES: Staff noted no further updates. The Commission agreed to continue discussion at a work session on September 8, 2025.

VIII. ADJOURNMENT: A motion was made and seconded to adjourn. Chair Reddick-Yurka adjourned the meeting at 6:27 p.m.

MINUTES APPROVED THIS ____ DAY OF _____ 2025

X

Karen Reddick-Yurka
Chair

ATTEST:

X

Leila Aman
City Manager/Recorder