



CITY OF MANZANITA

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CITY OF MANZANITA PLANNING COMMISSION MEETING MINUTES

December 8, 2025

I. CALL TO ORDER: Chair Reddick-Yurka called the meeting to order at 4:00 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. Staff present: City Manager Leila Aman, Building Official Scott Gebhart, Permit Technician Jeremy VonSeggern. Consultants Present: Marcy McInelly (AIA Urbsworks), Walt Wendolowski (Planning Consultant), Scott Fregonese (3J Consulting).

III. AUDIENCE: Members of the public attended online.

IV. APPROVAL OF MINUTES: The November 10th, 2025 minutes were reviewed. A correction requested by Commissioner Christ was noted. Motion by Commissioner Christ, seconded by Commissioner Hiltenbrand, to approve the November 10, 2025 minutes as amended. Motion passed unanimously.

V. DISCUSSION: Continuation of public hearing from November 10th, 2025 on approval of revisions to city ordinance 95-5, Vice Chair Squillo announced no bias or ex parte. Planning Consultant Walt Wendolowski presented revisions to Articles 1-9 of Ordinance 95.5, including updates to definitions, land division standards, street standards, expedited land divisions, and middle housing provisions to ensure compliance with state law. Commissioners discussed alley definitions, block length standards, shared driveway requirements, natural features, and technical corrections. No public testimony or comment was received. Motion by Commissioner Hiltenbrand, seconded by Commissioner Collier, to recommend City Council adopt Ordinance 95.5 with amendments discussed. Motion passed unanimously.

Adrift Hospitality/ Spinn Café Design Review. Staff and applicants presented a request for design review approval related to interior modifications only. Commissioners discussed parking, ADA compliance, deliveries, and trash enclosure placement. Applicants agreed to remove the proposed trash enclosure. Motion by Commissioner Christ, seconded by Vice Chair Squillo, to approve the design review application with conditions. Motion passed unanimously.

VI. PUBLIC COMMENTS: One written public comment was made.

VII. GENERAL UPDATES: Commissioner Collier and City Manager Aman provided updates on the Comprehensive Plan community participation/workshops, beaches and dunes, timelines, TSP, and future ordinance work. The procedures for Comp Plan and Ordinance revisions/work sessions were discussed.

VIII. ADJOURNMENT: Chair Reddick-Yurka adjourned the meeting at 6:33 p.m.

MINUTES APPROVED THIS ___ DAY OF _____ 2025

X

Karen Reddick-Yurka
Chair

ATTEST:

X

Leila Aman
City Manager/Recorder