



CITY OF MANZANITA

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CITY OF MANZANITA PLANNING COMMISSION MEETING MINUTES

September 14, 2026

I. CALL TO ORDER: Chair Squillo called the meeting to order in the council chambers.

II. ROLL: Commissioners present: Chair Frank Squillo, Vice Chair Bert Gregory (remote), Erica Althans-Schmidt, Mark Kuestner, Carl Vandervoort, and Brad Berman (Absent Excused) Staff present included City Planner Scott Fregonese, Interim City Manager Dave Waffle, Permit Technician Jeremy VonSeggern, and Development Services Manager Scott Gebhart. City representatives, consultants, and members of the public participated in person and online.

III. AUDIENCE: No audience participation was offered on matters not listed on the agenda. Members of the public attended in person and online for the scheduled public hearings.

IV. APPROVAL OF MINUTES: The August 10, 2026, Planning Commission Meeting Minutes were reviewed. A motion was made and seconded to approve the minutes. Motion passed unanimously.

V. DISCUSSION: Planning File 26071 - City Hall Resilience Hub. Chair Squillo opened the public hearing. Staff clarified that the proposal was not a variance and that the variance reference in the notice was an error. City Planner Fregonese presented the proposed resilience hub on the northeast portion of the City Hall property. The proposal includes two 40-foot cargo containers with a roofed area between them, emergency supplies and equipment, electrical service, a propane tank, landscaping, and screening.

Public testimony raised concerns about screening and plant maintenance, access, exterior lighting, dehumidifier noise, and irrigation. The applicant and staff responded to those concerns and described the emergency use and maintenance of the site. Vice Chair Gregory moved to approve Planning File 26071, adopting the staff report and conditions of approval with an additional condition requiring site-obscuring vegetation to achieve a size and height substantially consistent with the renderings within two years. Commissioner Kuestner seconded. Motion passed unanimously. The hearing was closed.

VI. DISCUSSION: Comprehensive Plan Adoption - Continued Public Hearing. Chair Squillo opened the continued hearing. City Planner Fregonese summarized the purpose of the Comprehensive Plan, the statewide planning framework, the public-engagement process, the 14 plan chapters, and the adoption schedule.

Tom Campbell, speaking as a Manzanita resident and representative of the Nehalem Valley Historical Society, offered factual and historical corrections. The

Commission reviewed prior public comments, Commission comments, staff recommendations, and Department of Land Conservation and Development comments chapter by chapter.

Additional discussion addressed the Planning Commission's role as a public-involvement body and opportunities for residents to raise new policy or project ideas. The Commission reached consensus on the proposed revisions. A motion was made to forward the draft Comprehensive Plan, including the Planning Commission's reviewed edits and amendments, to the City Council for formal adoption. Commissioner Vandervoort seconded. Motion passed unanimously. The Commission thanked the public and participants for their work throughout the planning process.

VII. PUBLIC COMMENTS: Public comments were received during the two public hearings as summarized above. No additional public comments were offered during the general audience-participation portion of the meeting.

VIII. GENERAL UPDATES: City Planner Fregonese reported that there were no additional general updates.

IX. ADJOURNMENT: Chair Squillo adjourned the meeting at 7:10 PM.

MINUTES APPROVED THIS ____ DAY OF _____ 2026

X

Frank Squillo
Chair

ATTEST:

X

Nancy Jones
Clerk of the Council, Pro Tem