



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, February 14, 2018

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Rodriguez called the meeting to order at 6:02 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Commissioner Stan Miklose, Chair Teresa Rodriguez, Commissioner Curtis Bruchler, and Vice Chair Mark Hannon

Absent 1 - Commissioner Nancy Swithenbank

1. APPROVAL OF MINUTES

1A. [18-032](#) Approve Minutes of December 13, 2017

A motion was made by Commissioner Miklose, seconded by Commissioner Bruchler, that the Minutes of December 13, 2017 be approved

Aye: 4 - Commissioner Miklose, Chair Rodriguez, Commissioner Bruchler and Vice Chair Hannon

Absent: 1 - Commissioner Swithenbank

1B. [18-058](#) Approve Minutes of January 24, 2018

A motion was made by Commissioner Miklose, seconded by Chair Rodriguez, that the Minutes of January 24, 2018 be approved

Aye: 3 - Commissioner Miklose, Chair Rodriguez and Vice Chair Hannon

Absent: 1 - Commissioner Swithenbank

Recuse: 1 - Commissioner Bruchler

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. PUBLIC HEARINGS

3A. [18-039](#) Receive Report, Hold Public Hearing, and Consider Use Permit to Convert Three Existing and Vacant Industrial Buildings to a Cannabis Manufacturing Use

Special Projects Manager Perkins presented staff report detailing the specifics of a proposed

project to convert three existing industrial building to Cannabis Manufacturing Use on S. Franklin Street. The Use Permit under consideration (U 2-17) includes 15 Special Conditions outlined by Staff to address various City, State and local agency requirements regarding cannabis manufacturing.

Commissioners asked clarifying questions of Staff regarding hazardous materials, details about the waste stream, security plan, City and State regulations, cannabis manufacturing ordinance, Federal restrictions and the zoning of Calvary Church.

Applicant Jon McColley and David Ayster addressed Commissioners questions from the podium, described the equipment and ingredients involved in the process of Root One Botanical's cannabis manufacturing approach, discussed the oversight involved with licensing and operating a cannabis manufacturing operation, and plans to add twenty skilled labor positions when running at full capacity.

Commissioners asked questions of Applicant regarding operating hours, potential traffic impact and prior experience utilizing the method described to manufacture cannabis.

Public Hearing opened at 6:56 PM

- Paula Pearlstein - owner of Sew-n-Sew expressed concerned with potential odors and exacerbating the nuisance issues that currently exist in the neighborhood due to homeless.
- Jane Goodall - spoke in opposition of cannabis manufacturing in general and requested a denial of permit.
- Pastor of Calvary Chapel Church - letter read by Commissioner Bruchler in opposition to project, letter included in formal record.
- Gabriel Maroney - spoke in support this project and in favor of approving Use Permit 2-17
- John Fletcher - spoke in support this project and in favor of approving Use Permit 2-17
- Jacob Patterson - spoke in support of approving Use Permit 2-17
- Member from Calvary Church - spoke in opposition to this permit and requested denial
- Marilyn Shelberg- opposes cannabis use and industry, does not support this project.
- Cointa Hubrick - Comment read from Speaker Card in opposition to cannabis manufacturing
- Kayla Shea - Comment read from Speaker Card asking clarifying questions

Public Hearing closed at 7:51 PM

Commissioners deliberated, stating individual viewpoints and positions. Staff presented options available to Commissioners: 1) take a vote; and 2) continue discussion to future meeting and request presence of City Attorney, Police Chief and Fire Marshall's presence.

Miklose made a motion to approve permit, seconded by Hannon, which resulted in a split 2-2 vote, thereby denying the permit.

Commissioner Miklose made a motion, seconded by Vice Chair Hannon that U

2-17 be approved. Vote was taken with a 2-2 split decision that denied the permit.

Aye: 2 - Commissioner Miklose and Vice Chair Hannon

No: 2 - Chair Rodriguez and Commissioner Bruchler

Absent: 1 - Commissioner Swithenbank

4. CONDUCT OF BUSINESS

4A. [18-059](#) Receive Report and Provide Direction Regarding Mill Site Design Policies

Director Jones and Special Projects Manager Perkins presented information regarding design policies on the Mill Site and asked for general direction from Commissioners. Commissioners asked clarifying questions, and expressed support for a uniform, City-wide design guideline that includes smart growth, pedestrian oriented development and consideration for wind breaks and sheltered designs, rather than open courtyards. Commissioners also expressed an interest in having craftsman architecture extend onto the Mill Site.

Public Comment:

Mike Hart - spoke in support of the proposed Design Guidelines and potential challenges of protecting views while creating sheltered windbreaks.

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Director Jones reported that City Council is interested in holding a joint meeting with Planning Commission to discuss differing viewpoints regarding Mill Site Re-Use.

ADJOURNMENT

Chair Rodriguez adjourned the meeting at 8:08 PM

TERESA RODRIGUEZ, Chair

Sarah Million McCormick, Assistant Planner

IMAGED (_____)

