

**City of Blue Lake  
Planning Commission Minutes  
August 15, 2016**

**The Blue Lake Planning Commission was called to order at 7:02 p.m. at Skinner Store**

**Commissioners Present:** Earl Eddy, Karen Nessler, Richard Platz, and Dennis Whitcomb

**Commissioners Absent:** David Glen

**Staff Present:** City Planner Garrison Rees and Planning Commission Secretary Cheryl Gunderson.

**Staff Absent:** None

**Public Present:** Ray Noggle, Mad River Brewery.

- 1. Approval of Minutes: April 18, 2016 and June 20, 2016.**
  - a. Motion (Nessler, Whitcomb) to approve the April 18, 2016 minutes as written.
  - b. Motion passed unanimously.
  - c. Motion (Eddy, Nessler) to approve the June 20, 2016 minutes as written.
  - d. Commissioner Whitcomb recused himself as he did not attend the June meeting.
  - e. Motion passed unanimously.
- 2. Public Input on Non-Agenda Items**
  - a. None
- 3. Approval of the Agenda**
  - a. Motion (Nessler, Eddy) to approve agenda as written.
  - b. Motion passed unanimously.

**Discussion/ Action:**

- 4. Planning Commission Action: 025-201-010, -011/2014 Site Plan Approval to allow a 700 s.f. addition to the patio at Mad River Brewery tasting room by moving the existing fence 20 feet to the east into the existing driveway area. The expanded patio area will be used for additional seating, games, and music performances. Located in the City's Business Park on parcels 025-201-012, -013. The project is categorically exempt from CEQA per §15303 (Class 3) of the CEQA Guidelines which allows the construction and location of limited numbers of new, small facilities or structures.**
  - a. Planner Rees presented the staff report to the Commission on the Site Plan Approval application for expansion of the patio area at the Mad River Brewery tasting room.
  - b. Planner Rees explained that the project is consistent with the requirements of the Zoning Ordinance except for the off-street parking requirement. The applicant needs to provide 19 additional off-street parking spaces due to improvements that have been made at the tasting room over the last several years without the review of City Staff and to accommodate the proposed expansion. Fifteen (15) of these spaces are

proposed to be provided on the adjacent property which contains the Brewery production facility and four (4) are proposed to be waived by the City Planner per Section 610(B)(4) of the Zoning Ordinance. In order to allow this request, Planner Rees recommended that the Planning Commission adopt specific findings for the project which are included on Pages 7-8 of the Staff Report and Page 2 of Resolution 3-2016.

- c. Upon conclusion of the Planner's staff report, the Commissioners made inquiries of the Planner. His responses are as follows:
  - The actual square footage of the expansion is 640 s.f. as opposed to 700 s.f. as stated in the staff report and shown on the original site plan submitted by the applicant. The bollard plan which is also included in the packet shows the actual dimensions of the expansion (20' x 32').
  - ADA parking was previously moved closer to the main entrance to the tasting room and will not be eliminated by the proposed expansion.
  - The existing bike parking that is located within the proposed expansion area will be relocated closer to the main entrance to the tasting room.
- d. Chair Platz opened the item for public comment.
- e. There was no public comment received on the proposed application.
- f. Chair Platz closed the item for public comment.
- g. Planner Rees presented Resolution No. 3-2016 to the Planning Commission which contains the finding for approval of the Mad River Brewery Site Plan Approval application to allow expansion of the patio at the Brewery tasting room on property zoned Light Industrial (ML) in the City's Business Park.
- h. The Commissioners recommended several changes to Exhibit "A" to Resolution 3-2016 which contains the conditions of approval for the project.
- i. The Commissioners requested that the proposed square footage of the expansion be changed from 700 s.f. to 640 s.f. in the applicable sections of the Resolution.
- j. The Commissioners requested that the following condition of approval be added for the project, "*Prior to completion and use of the patio expansion, the applicant shall delineate the asphalt area between the southern edge of the patio expansion and the back of sidewalk along Taylor Way to signify no parking.*" This was added to Exhibit "A" as condition #8.
- k. The Commissioners also requested that Advisory Note #9 be included as Condition of Approval #10 in Exhibit "A."
- l. Motion (Whitcomb, Eddy) to adopt Resolution 3-2016, as amended, approving the Mad River Brewery Site Plan Approval application.
- m. Motion passed unanimously.

**11. Planning Commission Discussion: Wayfinding signs for local businesses in the public right-of-way.**

- a. City Manager Mager presented the plan for installing Wayfinding signs in the City of Blue Lake to help visitors find specific areas in the City as well as local businesses.
- b. City Manager Mager and Planner Rees requested for the Commission to provide comments on the Wayfinding sign proposal.
- c. The Commissioners discussed whether providing comments on the Wayfinding sign proposal was within the purview of the Planning Commission.

- d. The Commissioners recommended that the Zoning Ordinance be revised to address Wayfinding signage in the public right-of-way.
- e. Motion (Nessler, Eddy) to direct staff to provide the Planning Commission with an amendment to the Zoning Ordinance regarding Wayfinding signs.
- f. Motion passed unanimously.

**12. Miscellaneous Planner Items.**

- a. Planner Rees informed the Commissioners of the status of upcoming development applications.
- b. City Manager Mager updated the Commissioners on the status of Blue Lake Power.

**13. Upcoming Planning Commission Meetings for the next 3 months will be on September 19<sup>th</sup>, October 17<sup>th</sup>, and November 21<sup>st</sup>.**

**14. Adjournment by 9:00 pm unless extended by the Planning Commission.**

- a. Motion (Nessler, Whitcomb) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 8:37 p.m.