

MINUTES
Warrenton Planning Commission
March 14, 2024
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Hayward called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Chris Hayward, Jessica Sollaccio, Karin Hopper, and Cynthia O'Reilly

Staff Present: Interim City Planner Scott Fregonese, City Manager Esther Moberg, Planning Technician Rebecca Sprengeler, and Deputy City Recorder Hanna Bentley

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 2.8.24

Commissioner Swanson noted a correction to a name in the minutes.

Commissioner Swanson made a motion to amend the minutes. Motion was seconded and passed unanimously.

Swanson-aye; Bridgens-aye; Moha-aye; Hayward-aye; Sollaccio-aye; Hopper-aye; O'Reilly-aye

Commissioner Sollaccio made a motion to approve the minutes as amended. Motion was seconded and passed unanimously.

Swanson-aye; Bridgens-aye; Moha-aye; Hayward-aye; Sollaccio-aye; Hopper-aye; O'Reilly-aye

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

A. Conditional Use Permit (CUP-24-1), Battery 245 Brewery at 69 NE Heron Ave

Chair Hayward opened the hearing. He read the hearing script outlining the hearing procedure and applicable criteria. No conflicts of interest or ex-parte contacts were disclosed. All members visited the subject site. No one challenged the Commissioner's impartiality.

Interim City Planner Scott Fregonese provided a history of the city-owned property to be leased for the new brewery. The city previously held a public forum and voted to select the lease where

Battery 245 was selected. Commissioner Swanson asked about the OLCC license requirements. Mr. Fregonese deferred the question to the applicant and reviewed the staff report's findings. He recommended approving the brewery with the suggested conditions. Wastewater pre-treatment may be required. He clarified that the conditional use permit is only for the brewery use. Staff will review additional standards for the restaurant during the building permit review process. The building is in a flood zone, so improvements may be needed if substantial improvements are made.

Commissioner Swanson asked how pre-treatment is determined. Mr. Fregonese noted the conditions address this by requiring the discharge to meet the discharge standards of WMC 13.08.050. Chair Hayward expressed his concerns about the waived application fee. Mr. Fregonese explained the reasoning and process for waiving the fee. Brief discussion continued.

Jeff Kilday made a presentation on behalf of the application. They started the project over three years ago reviewing different sites throughout the County. They selected the proposed site for its location in the downtown corridor, good access, parking, and public visibility. He noted the public involvement process to select a leasee between 5-6 proposals. The school was originally selected for the site, but they did not move forward because of the zoning. They were originally told that the proposal was an outright use when the lease was signed. They were then told that fermentation required a conditional use permit. He explained the importance of the brewery to their business plan and that the restaurant is an outright use. They may be interested in larger industrial production in the future, but only expect about 500 barrels for the first production. They are aware of the ordinances regarding wastewater treatment and noise. He also spoke about the federal and OLCC licenses required.

Roy Allgyer spoke from a neutral position on the application. He is an adjacent property owner where Encore Academy is located. He does not have objections but is concerned about safety. He noted the importance of a traffic circulation plan, especially for the area between the brewery and Encore and hopes that everyone can work together to resolve any issues that come up.

Chair Hayward closed the public hearing.

Commissioner Moha noted that there was a previous discussion about bringing the dance studio to the Planning Commission to discuss the zoning issue. Commissioner Bridgens noted Oregon law about alcohol proximity to schools. Commissioner Moha noted that the school is not an outright use in the C-1 zoning. Discussion continued. Commissioner Hopper asked about the timeline for phase II. Mr. Fregonese responded that if this is approved, the next step would be to apply for building permits.

Commissioner Moha made a motion to approve Conditional Use Permit (CUP-24-01) for a Brewery to occupy a portion of an existing building located on tax lot 81022BC06900. The approval is based on the application, project submittals, public testimony, and findings of fact included in this staff report. Approval is subject to the conditions of approval contained in the staff report. Motion was seconded and passed with majority in favor.

Swanson-aye; Bridgens-nay; Moha-aye; Hayward-aye; Sollaccio-aye; Hopper-aye;
O'Reilly-aye

6. BUSINESS ITEMS – None


7. DISCUSSION ITEMS – None

8. GOOD OF THE ORDER

Mr. Fregonese provided an update on the shipping container ordinance. The City Commission recommended changes to the material and to not include moving pods in the definition. These would likely be addressed as a temporary use. The chicken ordinance will be going to the City Commission soon.

There being no further business, Chair Hayward adjourned the meeting at 6:43 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Rebecca Sprengeler, Secretary