

## READING PLANNING COMMISSION

### CITY OF READING

April 13, 2020

The meeting was called to order at 7:05 p.m. by Christine Gollnick. This meeting was held remotely using Zoom. Commission members present online were Christine Gollnick, Warren Bartels, Chad Penney, Chuck Hartshorn, Emma Everett, and Betty Blount. Absent: none. Also known to be present: Kym Blythe, Ben Wheeler, Brian and Sue Ditton, Chris Clabaugh, Randy and Kelli Cook, Melanie Matthews, Brian Toma and Zina Anton, and Jennifer Putrus. Chad made a motion, seconded by Chuck, to approve the March minutes. Motion carried 6-0. The agenda was accepted as presented. There were no public comments not related to the agenda or the scheduled public hearing.

Christine closed the regular meeting at 7:10 and opened a public hearing to consider a Special Use MMFLA permit by BRT Capital 3, LLC and Brian Toma at 112 S. Main Street. Brian shared that he is excited for the opportunity to get the business going in Reading. These were questions posed and answers given: 1) How soon will it take you to get up and running? He is hoping on 30 days or less depending upon the state. 2) How many different facilities does he have up and running? There are none yet. He is hoping for five. Things have gotten slowed down in the last few months. 3) What is his background? He has worked in the phone business. 4) What kind of management team does he have? He has an experienced team. 5) Has he had closing on the building yet? No, not yet. He is in communication with the landlord. He felt it would be premature until a deal is approved. He does a verbal agreement with the landlord. Randi Cook, landlord, verified that there is a tentative agreement in place. 6) It was noted that the financial information shared was the same as in a previous application, not updated. They were probably just using a lot of the same information as with a lot of the information in an application. 7) What has caused some of the other slowdowns? Construction problems have been an issue. 8) What was the relationship with Joyology, since they paid the \$5000 application fee? It was shared that it is just one arm or brand of theirs. 9) Has the property actually been purchased by BRT Capital 3, LLC? No, they have a tentative purchase agreement. 10) What security company would be used, since it is not definitively said? They have one in mind, and Chris Clabaugh shared the one he used previously at the site. 11) It was noted that Jennifer Putrus is the notary for items in the application, but also listed as an emergency contact person. Does this present a conflict of interest? It was felt no. 12) Has the criminal background check been done? Chad and Kym both shared that it was ok, and had just been received at 6:15 today. 13) How is the hiring and advertising for positions going to be done? They will look at previous employees with Chris Clabaugh first and do phone interviews. A manager will also be moving to the area. 14) Brian asked if there is any way to expedite getting on the agenda for recreational marihuana? Chad and Kym both responded that medical marihuana would have to approved and going first, then recreational would follow afterword with a separate application. There were no other questions or comments.

Christine closed the public hearing and reopened the regular meeting at 7:39.

NEW BUSINESS: Consideration of an MMFLA Special Use permit for BRT Capital 3 LLC at 112 S. Main Street—Warren shared that he was still uncomfortable with BRT Capital 3 LLC coming into town. Chad shared that he was uncomfortable because of previous issues. Chuck shared that he would like updated financial information. Emma stated that we have had communication problems with them constantly. Chuck wondered if the application was complete since the purchase agreement and purchase was not done, right? It might need an addendum. It was shared that realtors are working on it. Chad shared that he doesn't want to see another slippery slope here as we have seen before. There were no other comments. Warren made a motion, seconded by Emma, to not approve an MMFLA Special Use permit for BRT Capital 3, LLC at 112 S. Main Street. In further discussion, Chuck wondered if they would need to spend another \$5000 application fee if resubmitted. Chad thought no, just review a new Special Use permit. Kym thought they also could file an appeal. A roll call vote was taken. Yes, in favor of the motion: Warren, Emma, Christine. No, not in favor: Chad, Chuck, Betty. The motion failed 3-3.

The question came up as to what would it take to approve an application? Chad said an updated purchase agreement and financial statement along with full approval by the state. Chuck said they would need an approved license. Chad made a motion, seconded by Chuck, to approve an MMFLA Special Use permit for BRT Capital 3, LLC at 112 S. Main Street contingent upon an updated financial statement with the application and a purchase agreement with finalization of the sale. A roll call vote was taken. Yes, in favor: Emma, Chad, Chuck, Christine, Betty. No, not in favor: Warren. The motion carried 5-1.

Consideration of an MMFLA application for BRT Capital 3, LLC—Chad and Chuck both felt we could move on this next month dependent upon completion of the former stipulations. The application was tabled by the commission.

The next regular meeting is scheduled for May 11, 20120.

OLD BUSINESS: Review of the Master Plan and the RRC Baseline Report—Kym shared that the proposed work cost would be \$40,000 with \$30,000 coming from a grant and \$10,000 from the city. The process would likely take about 9 months. Chad made a motion, seconded by Chuck, to accept the proposal to facilitate review and revision of the Master Plan and Capital Improvement Plan. Motion carried 6-0.

Final public comments—Brian shared that the process could be time consuming. He has been and will continue to work with the Cooks going forward.

The meeting was adjourned at 8:31.