

READING PLANNING COMMISSION

CITY OF READING

June 8, 2020

The meeting was called to order at 7:05 p.m. by Christine Gollnick. The 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 present online were Kym Blythe, Ben Wheeler, and various others. Chuck made a motion, seconded by Chad, to approve the May minutes. Motion carried 6-0. The agenda was accepted as presented.

PUBLIC COMMENTS: none at this time.

PUBLIC HEARINGS: Christine closed the regular meeting at 7:07 and opened the first Public Hearing to consider proposed signage at 112 S. Main Street located in the downtown Historic Overlay District. Brian Toma of BRT Capital 3, LLC, asked if he needed a sign to open up the Joyology business. He shared that he has already spent \$44,000 at the state level. Betty shared that she liked the proposed signs, except for the picture and the word happiness, which might upset some people. Chad concurred. He felt the extended sign would be ok, but possibly take the cannablis part out of the window signage. Ben shared that the two previously approved signages only business information and provisioning center. Brian responded that the happiness reference could easily be removed. It was also shared that there should be no recreational reference until that is actually approved. There was a short discussion on colors. Chad made a motion, seconded by Chuck, to close this hearing at 7:25. Motion carried 6-0.

Christine opened another Public Hearing to consider an MMFLA application and an MRTMA application by Alvarez Cultivation, LLC, at 137 S. Main Street, represented by Seth Thompson, Stewart Ireland, and Chris Clabaugh. Chad opened with a concern about the site being rented, rather than owned. The response was that they are leasing for one year, with an option to buy. Dan Gollnick shared that there should be something in the lease about going to purchase. Emma brought up a concern about three shops being in the downtown district and potential traffic and accident problems. Brian Toma shared that a lot of Joyology's business could be routed through the back and the city parking lot there. Betty asked how any of the businesses and money are benefiting Reading. Chad said there is tax revenue and customers might spend money at other local businesses as well. Rick Smith was online, and shared that he is new to the area, and wondered whether three such businesses saturate the area. Reading will allow three in the city. Dan Gollnick asked how long it will take to open. The response was hopefully within 60 days. Renovations will need to be done in that time. Chad brought up the proposed business plan within the application is actually more for a grow facility, rather than a provisioning center. The response was that a lot of things are similar, such as for security and training. Warren and Christine also shared a concern about the heavy traffic and possible safety concerns. Betty stated that we just have to be patient with the new businesses as they

develop. Sue Ditton of Green Tree Relief shared that they are trying to limit and direct traffic, which is curb side pickup only at this time. Chad wondered if the special use permit would apply to both sides looking at the design drawing and the two addresses. Stewart Ireland responded that he understands the concern, and possible future problem. He will be sure that it is correct on that. Seth Thompson said that one side is shown for storage, but Chad shared that our downtown district is not zoned for that. It would need to be cleared as inventory. Josh Ditton brought up the two parking spaces in front of Life Line Food Pantry, which is adjacent to their business. He made a suggestion about having a two-hour parking limit posted. Randy Cook, former landlord for The Happiest Camper at 112 S. Main Street, shared that before the Covid 19 70-80% of the traffic was from the back. Warren brought up a question as to what would happen to the business if something happened to the owner, Dr. Mercedes Charbonier, who is older. Seth Thompson shared that they are looking at adding her son, who is also a doctor, as a 9% owner. He is in the process of seeking prequalification. He also is in other ventures. Warren also wondered about the application only having a CPA's verification of liquid assets and vacant land is shown for capital. Kym shared that bank documentation has been sent to the city. Seth Thompson shared that fresh documentation of \$300,000 is being sent to the state, and he will keep the city informed as well. They are looking to have a direct outlet for their grow facilities. Kym also brought up that Alvarez Cultivation, LLC, will need a public hearing for signage in the Historic Overlay District. There were no further questions or comments. Chad made a motion, seconded by Chuck, to close the public hearing for the MMFLA special use application. Motion carried 6-0. Chad made a motion, seconded by Chuck, to close the public hearing for the MRTMA special use application. Motion carried 6-0.

NEW BUSINESS: Chris reopened the regular meeting at 8:08. Discussion ensued on the Joyology signage at 112 S. Main Street. It was felt that the colors were good, but that the signs need to lose the recreational and cannablis references. Provisioning center information would suffice. Emma made a motion, seconded by Chad, to approve the signage that sticks out at 112 S. Main Street as shown, removing the recreational and cannablis references both front and back, with the colors as presented. Motion carried 6-0.

Discussion on the MMFLA (Medical) special use application for 133 and 137 S. Main Street— Chad shared that the lease is there, but he hopes that a purchase will happen to avoid any potential problems as we have experienced before. Betty made a motion, seconded by Chad, to approve the MMFLA Special Use application for 133 and 137 S. Main Street by Alvarez Cultivation, LLC. Motion carried 6-0.

Chad made a motion, seconded by Betty, to approve the MRTMA Special Use application for 133 and 137 S. Main Street by Alvarez Cultivation, LLC. Motion carried 6-0.

Betty made a motion, seconded by Emma, to forward to city council for consideration, the Special Use permits for Alvarez Cultivation, LLC, both MMFLA and MRTMA. Motion carried 6-0.

Our next regular meeting is scheduled for July 13, 2020.

Chad made a motion, seconded by Chuck, to allow BRT Capital 3, LLC, Joyology to open with a temporary banner sign with a maximum of a 30-day time period. Ben shared that a 30-day temporary sign would be ok, stating the business name and provisioning center. Motion carried 6-0.

OLD BUSINESS: Master Plan—Chad and Christine attended a virtual meeting earlier with the planners. They reviewed some of the bullet points in the overview document. A draft survey will be developed. Virtual meetings and hopefully in person are to come in assisting planning. After next month's meeting probably the whole commission will get involved.

REPORTS: Four permits were granted—

JABBS, 119 Enterprise Drive, for a Grow facility

Meade, 110 W. Cherry Street, for a shed

Kerspilo, 315 Warner Street, for a deck

Potter, 207 N. Union Street, for a fence

There were no further public comments.

Chuck made a motion, seconded by Chad, to adjourn at 8:35. Motion carried 6-0.