

Geyserville Planning Committee Minutes
Strategic Meeting

May 15, 2018
4:00 to 6:30 pm

Present: Paul Connors, Ryan Petersen, Daisy Damskey, Walter Keiser and Bryce Jones and Hal Hinkle
Absent: David Luebke

Paul Connors, as vice president, served as chair for the May strategic meeting of the GPC. Paul greeted the new committee members and asked for approval of the minutes. The GPC approved the minutes from the April 24th town meeting without changes. Paul introduced Tom Adamian to the committee and invited Tom to speak about his plans for a new taproom and small bites shop.

Tom explained that he, and his family moved to Sonoma in 2014. Together, with a staff of three family members (brother, wife and Tom) the family is opening the Tap Room in the space downtown that is currently occupied by the winery tasting room for 128. The taproom will offer food and beer. The space doesn't have a kitchen so all food will be grilled or done without a stove or oven. The space is small and will be using outdoor seating. Tom has worked in the hospitality industry and understands how to create a space that will work without a kitchen. The inside of the Tap Room will be changed but, aside from signage, paint and outdoor seating there are no planned changes in the space. The beer that will be served will be brewed off premise and all issues such as trash disposal, parking and shared neighboring space have been addressed.

Tom reported there was a request for a traffic impact report from Cal Trans. At this point Walter and Paul asked why that would be required in Geyserville at this point when traffic has never been a barrier to commerce. Walter suggested that in our work toward a more specific plan for Geyserville, we use some available funds from the county to do a Geyserville Ave. comprehensive traffic study based on predictions of growth. Paul made a motion to support the tap room and Daisy seconded that motion, all were in favor and it was agreed that Paul, who oversees the Tap Room project for the board, would write a letter to the PRMD.

It was agreed that the new PRMD submittals will be addressed at the next strategic session of the committee. The committee received notice of a new winery and tasting room in Alexander Valley but location was not specific. Daisy will research the location, assure it is within the Geyserville School District boundaries and report back to the committee. The focus turned to community engagement. Hal reported that his efforts in bringing the Latino community into the conversation about planning had not been successful so far. Bryce suggested that Fall Colors would be a good venue for outreach with the Spanish-speaking community members.

On May 22, 2018, the monthly public presentation meeting will feature the Art Torano building. Hal asked that we request story poles indicating the height of the building and placement on the lot. Hal was concerned that the parking spaces that would be taken away by the drive way were not in the projections for future use of the new building. In addition, Hal pointed out that the sidewalks were more complicated than a simple design. ADA needs must be met and work that has been done in the past did not produce good solutions. With the need for a zoning change and unanswered questions about issues that Hal raised it was agreed that Art would receive a request to be prepared to address these concerns during the meeting on May 22nd. Ryan pointed out that we were given a short time to address the deadline for comment from PRMD. The Torano building has been set for re-zoning to mixed use and re-zoning takes time. Daisy stressed that we need to move ahead and make a recommendation to PRMD. The committee agreed that the GPC would donate the majority of the next meeting to the Torano building and that Bryce and Walter would come up with a list of questions that can be applied to all new applicants as well as Art Torano. Bryce voiced that he will have plans for construction during his tenure on the committee and that he plans to recuse himself at that time. Daisy said that in order to be fair and transparent when reviewing proposals we need to have broad community participation. Paul stressed that we must treat every project with equal respect and our goal was to come with an open mind and to treat everyone equally. Hal suggested we e-mail agendas monthly, using the e-mails we have gathered on our website. Hal said it would give people a chance to plan to attend the meetings and it was agreed that we would begin that practice for the May 22nd meeting. Hal also suggested we have a brief description of what will be covered in our strategic meetings.

Paul moved the discussion on to voting for the 2018/2019 GPC officers. Hal asked if we could vote by proxy. David had asked Hal to vote for him because David was on vacation in Maui and could not vote in person. A broad discussion led by Ryan and Walter about how voting can be done by the GPC. Walter said that the Brown Act does not allow for Proxy voting. Hal wanted to know if we could include David by phone in the discussion and all members agreed that phones were fine for discussion but would not be appropriate for voting. Hal attempted to contact David but he could not be reached

Paul then opened up the discussion to nominations. Paul nominated Daisy for president and Hal nominated David. A vote was taken and Daisy was elected as president in a four to two vote. Daisy recommended Paul and nominated him to continue to serve as VP. Paul was elected as vice president, in addition, Ryan agreed to continue as treasurer and Walter became the new GPC secretary. Hal asked that Daisy send an e-mail to Art outlining our requests and she agreed.

The meeting was adjourned at 6:45pm. The next meeting of the GPC will be held on May 22, 2018 and is open to the public. The GPC invited public participation regarding the affairs of this committee.