

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
January 18, 1983

I. CALL TO ORDER

The meeting was called to order at 7:35 p.m. by Chairman Breuer.

II. ROLL CALL

Commission Members Present: Chairman Earl Breuer, Commissioners Leo Appel II, Richard Swigert, Joan Heavey and Jean Hagen.

Commission Members Absent: Commissioners Mary Jane Brimm and Ralph De Jarnett.

Staff Members Present: City Manager Lynn R. Stuart, City Recorder Naomi Bradfield, City Engineer Steve Major and Administrative Assistant Georgia Shirilla.

Media Present: Bob Rodriguez, Curry Coastal Pilot.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience including Sandy Diedrich and Jack Sabin from the Coos-Curry Council of Governments.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Hagen to approve the December 21, 1982 Regular Planning Commission meeting minutes. The MOTION, seconded by Commissioner Heavey, carried unanimously.

V. ELECTION OF OFFICERS

Chairman Breuer called for nominations. Commissioner Heavey nominated Earl Breuer as Chairperson and Mary Jane Brimm as Vice Chairperson. Commissioner Hagen seconded the nomination. There being no further nominations, the nominations were closed. Chairman Breuer polled the Commission and the nominees were unanimously re-elected.

VI. ANNOUNCEMENTS

1. Oregon "Main Street" Program

The Administrative Assistant highlighted the elements of the program which is being administered by the Oregon Downtown Development Association. She reported that the tentative deadline for application is set for June 15, 1983. Following a brief discussion regarding the program and lack of representation of Southern Oregon in the Association, the Commission informally agreed to pursue participation in the program and the Association.

VII. PUBLIC HEARINGS

None

VIII. LEGISLATIVE ACTION

None

IX. OTHER ACTION

1. BPA Energy Grant Review

The Administrative Assistant introduced Sandy Diedrich and Jack Sabin from the Coos-Curry Council of Governments. Mrs. Diedrich explained the outline of their presentation on the grant for which the City and the City of Bandon are co-participants. Jack Sabin presented an overview of the program including the various energy alternatives and methods of developing renewable resources that the City could explore.

Mr. Sabin explained inventory research that had been done to date and identified the City's limitations and potential relating to the different forms of energy conservation. Examples of ways the City could revise its subdivision ordinance to encourage solar energy were presented. Examples of low-head hydro projects in our area were also given. A great deal of the discussion and interest centered around the potential of the Ferry Creek Reservoir for hydro power. Following a lengthy discussion about the various options available to the City in an effort to conserve energy and to save money, the Commission came to a consensus that CCCOG staff and the City should focus on solar energy, public/water facilities and energy education. The Commission encouraged CCCOG and City Staff to pursue obtaining funds for the development of the Ferry Creek Reservoir as a power source.

2. Annual Report

The 1982 Report on Planning Commission activities was distributed at the bench. An inaccuracy pertaining to positions held by Commissioners Heavey and Appel II was pointed out and so corrected.

3. Conditional-Use Permit for a Home Occupation

The Administrative Assistant reported on the application that was forwarded to the City in accordance with the Urban Growth Boundary Management Agreement with the County. The application, filed by Darryl Niemi, was for a permit to conduct a surveying and contracting business from Mr. Niemi's residence. T.L. 1100, Map 40-13-33 AA, located on Mountain Drive in Van Pelt Subdivision.

Following a brief discussion about the request, a MOTION was made by Commissioner Appel II to notify the County that the City reviewed the application and has no objections. The MOTION, seconded by Commissioner Heavey, carried unanimously.

4. Building Permit Report - December 1982 with 4 year Review

Staff summarized the December, 1982 Building Report.

X. COMMENTS

None

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 9:03 p.m.

  
\_\_\_\_\_  
Chairman Earl Breuer

ATTEST:

# BROOKINGS-HARBOR SCHOOL DISTRICT

## 17C

P.O. BOX 640

BROOKINGS, OREGON 97415

(503) 469-7443

March 9, 1983

TO THE CITY OF BROOKINGS PLANNING COMMISSION:

On March 15, 1983, at 7:30 p.m., in the Brookings City Hall Council Chambers, there is scheduled a public hearing to consider Application for Conditional Use Permit No. CU-83-2 on T.L.2600, Map 41-13-5BC, located at 624 Pioneer Road.

The purpose of the application, as filed by landowner Glenn M. Shields and authorized agents David L. and Terre J. Hodges, is to authorize construction and operation of a sporting goods retail store with a fountain counter in this Residential-Medium Density District.

The Brookings-Harbor School District 17C intends to introduce data in opposition to this application and, because there is insufficient time to gather the data, asks that the Planning Commission postpone consideration of the application for at least one month.

Respectfully submitted,



Dr. W. P. Peckham

BP:kh

Encl.

cc: Board Members  
Management

RECEIVED

MAR 10 1983

CITY OF BROOKINGS

MAR 2 1983

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission of the City of Brookings at 7:30 p.m. on the 15th day of March, 1983, in the Brookings City Hall Council Chambers, to consider an application for a conditional-use permit, No. CU-83-2 on T.L. 2600, Map 41-13-5BC, located at 624 Pioneer Road. The application was filed by the landowner, Glenn M. Shields, and his authorized agents, David L. and Terre J. Hodges. The purpose of the conditional use application is authorization to construct and operate a sporting goods retail store with a fountain counter in a Residential-Medium Density District. This notice of public hearing is in compliance with Ordinance No. 216, Article 10, as amended and State Statutes.

Naomi Bradfield  
Naomi Bradfield, City Recorder

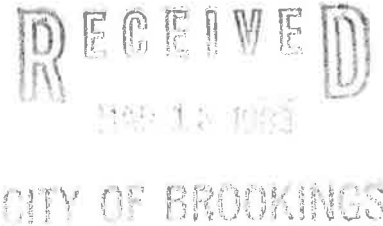
PUBLISH: Curry Coastal Pilot  
March 2, 1983

# *Frauenschuh and Fahlberg*

RONALD R. FRAUENSHUH, SR.  
CHARLES B. FAHLBERG  
WILLIAM SPOONER  
RONALD R. FRAUENSHUH, JR.

113 WASHBURNE AVENUE  
PAYNESVILLE, MINNESOTA 56362  
TELEPHONE (612) 243-3748

March 7, 1983



Planning Commission  
City of Brookings  
898 Elk Drive  
Brookings, Oregon 97415

RE: Application for conditional-  
use permit no. CU-83-2  
624 Pioneer Road  
Applicant: Glenn M. Shields et al.

Gentlemen:

This letter is to inform you that we do object to the granting of a conditional use permit for a retail business at 624 Pioneer Road in Brookings.

My brother, John A. Fahlberg and I own a residence a 630 Pioneer Road and this has been and is the home of our parents, Mr. and Mrs. Myron M. Fahlberg, who are senior citizens, and who have resided in Brookings for several years now.

We feel there are a number of reasons why this application for a conditional use permit should be denied. These reasons include:

1. This area is a zoned residential area and there are many private homes including ours located in that area. We believe that a residential area like this should be maintained as strictly a residential area both for the benefit of the homeowners and private citizens of that area and for the benefit of a nice city like Brookings, which should be protecting their residential areas.
2. There are commercially zoned areas within just a couple of blocks of this location and it would seem most appropriate that retail establishments like this should be kept in commercial zones.
3. Establishing a retail business in a residential area like this will obviously cause the homeowners property values in that area to decline, which will mean a loss to the private citizens as well as a loss to the City and County through lowered property taxes on all of those homes.

March 7, 1983

Page 2

4. Establishing a retail business like this across the street from the school would create a hazardous condition. While the school itself is no problem to my parents and the other homeowners in that area, as they in fact enjoy having these young people around during the day, a retail business like this across the street from the school would be dangerous to the students going back and forth across the street and also would create a traffic hazard.

5. There is no room in this area for adequate commercial parking necessary for a retail establishment like this. Customer parking at a retail establishment would be a problem for the homeowners in that area. There is already inadequate parking for the school.

We, therefore, strongly urge you to deny this application for a conditional use permit in this residential area.

Thank you for your consideration of the interests of the property owners and home owners in that area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles B. Fahlberg". The signature is fluid and cursive, with the first name "Charles" being the most prominent part.

Charles B. Fahlberg