

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
August 7, 1990

The regular meeting of the Brookings Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Earl Breuer, Chairman	John Bischoff, Planning Director
Mary Jane Brimm	Holly Perin, Secretary
Judi Krebs	
Ted Freeman Jr., Vice Chairman	
Jeff Holmes	

Commissioners Herzog and Soiseth were absent.

MINUTES FOR APPROVAL

By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission approved the minutes of the Commission special meeting of July 17, 1990.

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Brimm) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for preliminary plat approval for a planned unit development of 56 units on a 30.69± acre parcel generally located on the east and south side of Wharf Street between the southerly extension of Cove Road and the Waste Water Treatment Plant in the R-1-6 and R-2 zones; Western Pacific Development applicant; applicant's representative Alex Forrester.

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Freeman), the Planning Commission approved a request for a minor partition on a 13,627 sq. ft. parcel to create two lots, located in the south east corner of Ransom Avenue and Third Street, in an R-1-6 zone; Bob and Betty Carter applicants.

Further, the Commission directed staff to prepare the Final ORDER and Findings of Fact document containing conditions of approval to be presented to the Commission at the next regularly scheduled meeting.

2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Brimm), the Planning Commission approved a request for a minor partition of a 1.6 acre parcel to create three lots, located in the north west corner of Seventh Street and Hassett Street, in an R-1-6 zone; Elizabeth P. Alexander, applicant.

Further, the Commission directed staff to prepare the Final ORDER and Findings of Fact document containing conditions of approval to be presented to the Commission at the next regularly scheduled meeting.

3. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Holmes), the Planning Commission approved a request for a minor partition to create two lots of 35,000 and 15,500 sq. ft., located on the east side of Del Norte Lane opposite the intersection of Maple Street, in an R-1-6 zone; Lucien Loring, applicant.

Further, the Commission directed staff to prepare the Final ORDER and Findings of Fact document containing conditions of approval to be presented to the Commission at the next regularly scheduled meeting.

4. By a 4-0 vote (Commissioner Krebs abstaining), the Planning Commission tabled until the next regular meeting an appeal of administrative decision of the Planning Director that a 1.01 acre parcel, located north of Easy Street approximately 275 feet east of Third Street in an R-1-6 zone, cannot be divided based on the provisions of the Land Development Code; Alice Pierson, applicant.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

The Chairman stated that at the last regularly scheduled meeting Mr. Mark Colegrove was asked to return to this meeting for further deliberation of the nonconforming use on Hassett St. Since it was not clear that Mr. Colegrove understood that he was to return to the Commission and since Ms. Julie Derr who had complained about the noise associated with the use, was also not in attendance, the case was continued to the September 4, 1990 meeting. The Planning Director was directed to call both parties to insure that they were aware of the need to return.

The Planning Director explained that the meeting scheduled for August 22, to consider the Commissions recommendation on the urban renewal plan, but because of the referendum petition this meeting would not be held. Commissioner Krebs pointed out that a public hearing for a subdivision application was also scheduled for that date. It was decided that the Commission would meet on the 22nd of August.

Commissioner Krebs asked why the city did not place conditions on change of zone approvals, and stated that if the impacts resulting from the change were greater than existing the developer should pay his share of required improvements. The Planning Director stated the it has not been done in the city in the past and that there are jurisdictions that do condition zone changes. Commissioner Brimm stated that once a zone has been changed, even if there was development proposed at the time of the change, the land could be used for any of the permitted uses allowed in the zone. The Planning Director said that this is true and is was why the Commission must consider all of the allowed uses in the requested zone. Commissioner Krebs asked that staff look into the possibility or desirability of conditioning zone changes.

Commissioner Krebs asked what the CCI meetings that were listed on the calendar. It was determined to be the Committee for Capitol Improvements and not the Committee for Community Involvement.

Commissioner Krebs pointed out that the November Commission meeting was on election day and should we meet on a different day. Chairman Breuer suggested that a different day be selected. The Planning Director also pointed out that the first Tuesday in January was a holiday.

Commissioner Holmes asked if there was an upcoming meeting on affordable housing. No one seemed to be aware of such a meeting. Commissioner Brimm asked the Planning Director if he had the information packet that she given him for the Commission. The Planning Director retrieved the packet and passed one to each Commissioner. The Commission talked among them selves while the Planning Director was out.

Commissioner Freeman asked about the Planning Commission training session in Eugene and when it was. September 8, 1990.

Commissioner Holmes asked what exactly a Homeowners Association is legally. The Planning Director briefly explained what they were and why they were formed.

PLANNING DIRECTOR'S REPORT


Commissioner Krebs asked about Improvements on Easy St. The Planning Director said that staff had very little from the engineer at this time an has not had a chance to see the proposal. Councilwoman Brendlinger spoke from the floor saying that the engineer would give a presentation at the August 13 City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Earl Breuer, Chairman