

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 5, 1991

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.

Ted Freeman, Jr.	John Bischoff, Planning Director
Judi Krebs	
Jeff Holmes	
John Herzog	
Clarence Branscomb	
Earl Breuer	
Dave Soiseth	

MINUTES FOR APPROVAL

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Soiseth) the Planning Commission approved the minutes of the Commission regular meeting of January 2, 1991.
2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the minutes of the Commission special meeting of January 21, 1991.

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact document in the matter of Planning Commission action on the preliminary plat approval for a 95 unit planned unit development (Glenwood Estates) on a 13.2+ acre parcel generally located on the north side of East Harris Heights Road at the end of Seacrest Lane in an R-1-6 zone submitted by A & C Land Company.
2. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Holmes) the Planning Commission approved the final plat for the Crestwood Subdivision, a 5.15+ acre parcel located on the north side of Ransom Avenue, west of Fifth St. and adjacent to the westerly side of Cameo Court Subdivision, in an R-1-6 zone submitted by Joseph and Carmine Powers.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved the final plat of the first phase of the Cypress Cove Planned Unit Development, a 30.69± acre parcel located on the southeasterly side of Wharf Street south of King Street in an R-1-6 zone submitted by Western Pacific Development Company.

4. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission denied an appeal of the Site Plan Committee's decision pertaining to the density allowed by Section 108 Dwellings Group of the Land Development Code of a .62± acre parcel located at 716 Pioneer Street in an R-2 zone submitted by Charles and Nancy Brendlinger.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARING

1. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Breuer) the Planning Commission approved an application of a conditional use permit for a church building on a 3.5± acre parcel located on the east side of Highway 101 and south of Parkview Drive; Assessor's map #40-14-36, tax lots 600, 701 & 900 in an R-1-6 zone submitted by Church of the Nazarene.

This action was taken following comments in favor by the following person:

- (a) David Shankle, Pastor of the local Church of The Nazarene; presented the church's position and the reasons for the new church site.

No one spoke against this action; no one spoke with questions or comments regarding this action.

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

1.(a) By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved the Final ORDER and Findings of Fact document in the matter of Planning Commission action on the conditional use permit for a church building on a 3.5± acre parcel located on the east side of Highway 101 and south of Parkview Drive submitted by the Church of the Nazarene.

UNSCHEDULED PUBLIC APPEARANCES

John Zia spoke to the Commission on the need for affordable housing and the need to consider the standards for streets and off-site improvements and the negative impacts these standards can have on affordable housing and the length of time it takes to make changes to the standards. He suggested the possibility of creating an affordable housing ordinance to address these concerns.

Milton Gowman addressed the Commission to express his and the community around Gowman Lane and Stafford Lane concern for the possibility of a road being extended from the Harris Beach project to link with either Gowman or Stafford Lanes and their opposition to such an action.

Carol (Last name unclear) spoke on the same subject stating that they did not understand why we (the city) wanted to put the road through.

The Planning Director explained why through circulation was desirable in an area that was growing as fast as this area is.

Several other people spoke on the issue of a road between Gowman or Stafford Lanes.

Don Jaklewicz asked what constituted an affordable house in terms of cost. John Zia replied from the audience.

REPORT OF CITIZENS ADVISORY COMMITTEE

The Planning Director reported that the next meeting of the CAC would be on the 12th of February. The Hillside Development Committee would meet on February 14th.

MESSAGES AND PAPERS FROM THE CITY MANAGER

MESSAGES AND PAPERS FROM THE MAYOR

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Breuer spoke to support the earlier comments of John Zia, stating that many communities have a narrower street standard that work fine.

Commissioner Krebs said that the Ad Hoc Committee would meet on February 20th and expressed the need from commission members for ideas on the generic letter asking for candidates to fill vacant commission seats.

Commissioner Krebs also stated that she had a copy of the ordinance proposed by the City of Medford to address the new state law on the placement of manufactured housing and that she had not yet heard what Brookings was going to do to comply.

Commissioner Krebs spoke to the need for regional planning within the UGB on an advanced basis, that the concerns of the citizens would be considered in any action and the need for cooperative effort on the part of the city, county and citizens.

Commissioner Herzog stated that he had not seen the article in the paper about the extension of a road in the Parkview area and that nothing had ever come before the Commission to extend a road in that area.

REPORT OF THE PLANNING DIRECTOR

The Planning Director stated that the ordinance changes to address the new state law on the placement of manufactured housing would be brought before them in March.


The Planning Director also stated the need to consider changes to the ordinance to require that newly created lot must take access from the road on which they front. This is necessary to prevent lots being created with the required frontage on a road where a driveway cannot be feasibly constructed and thus access is taken from an easement from a totally different road.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr., Chairman