

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
April 2, 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.  
Judi Krebs  
Jeff Holmes  
John Herzog  
Clarence Branscomb  
Earl Breuer  
Dave Soiseth

John Bischoff, Planning Director  
Holly Perin, Secretary

Vice-Chairman Krebs opened the meeting.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION**

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved a request for a one year extension of time on the second phase of the Claron Glen Subdivision; a 38.63+ acre parcel located north of the westerly extension of Hassett street between Second Street and Third Street; submitted by South Coast Lumber Co.; applicant's representative Doug MacFarlane.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission approved a request, with the additional condition that a sight obscuring fencing be placed between the subject's property and tax lots 3301 and 4200, for a conditional use permit to construct a triplex on a 10,151.4 sq. ft. lot located on the east side of Pioneer Rd. approximately 200 feet north of Easy St. (712 Pioneer Rd.), in an R-2 zone; submitted by Ron and Cheryl Bodman.

The applicants were not in attendance.

This action was taken following comments or questions by the following person:

- (a) Bill Coons, 918 Chetco, Brookings, Oregon.

No one spoke in favor of or in opposition of this request.

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Soiseth) the Planning Commission approved the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the conditional use permit to construct a triplex on a 10,151.4 sq. ft. lot located on the east side of Pioneer Rd. approximately 200 feet north of Easy St. (712 Pioneer Rd.), in an R-2 zone; submitted by Ron and Cheryl Bodman.

By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Soiseth) the Planning Commission approved a request for a minor partition of a .52± acre parcel located on the west side of Alder St. approximately 105 feet south of Maple St. in an R-2 zone; submitted by Walter and Gladys Walker.

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

- (a) Walter Walker, 237 Alder Street

No one spoke in opposition or with questions or comments regarding this matter.

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact Document for a minor partition of a .52± acre parcel located on the west side of Alder St. approximately 105 feet south of Maple st. in an R-2 zone; submitted by Walter and Gladys Walker.

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Soiseth) the Planning Commission approved a request for a conditional use permit to create a four unit dwelling group on a .62± acre parcel, pursuant to Section 108 of the Land Development Code, located on the east side of Pioneer Road approximately 275 feet north of Easy St. (716 Pioneer Road) in an R-2 zone; submitted by Charles and Nancy Brendlinger.

This action was taken following comments presented in favor by the following persons:

- (a) Chuck Brendlinger, 925 Marina Heights, Brookings, Oregon.
- (b) Nancy Brendlinger, 925 Marina Heights, Brookings, Oregon.

The following people spoke in opposition regarding this matter:

- (a) Sandy Coons, 918 Chetco, Brookings, Oregon.
- (b) Bill Coons, 918 Chetco, Brookings, Oregon.

Rebuttal was given by:

- (a) Nancy Brendlinger, 925 Marina Heights, Brookings, Oregon.

\* Motion to stop any further development in swampland area of Pioneer: The Commission By a unanimous vote passed a recommendation to the City Council that all development in the area between Pioneer Rd. and Old County Rd. and Hassett St. and Easy St. be stopped until such time as the drainage issue has been resolved.

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved the Final ORDER and Findings of Fact Document for a conditional use permit to create a four unit dwelling group on a .62+ acre parcel, pursuant to Section 108 of the Land Development Code, located on the east side of Pioneer Road approximately 275 feet north of Easy St. (716 Pioneer Road) in an R-2 zone; submitted by Charles and Nancy Brendlinger.

By a 5-2 vote, (motion: Commissioner Krebs, second: Commissioner Holmes) the Planning Commission approved a change to section 24 of the Land Development Code to allow manufactured homes in each one of the single family dwelling zoning classifications (R-1, R-2, and R-3 zones), and to adopt the same conditions as specified by the State law regarding this matter.

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

- (a) Betty Jean Bishop, Harbor, Oregon.
- (b) Sandy Coons, 918 Chetco, Brookings, Oregon.

The following person spoke in opposition of the proposed change in wording:

- (a) Don Jaklewicz, Brookings, Oregon.

#### **UNSCHEDULED PUBLIC APPEARANCES**

#### **REPORT OF CITIZENS ADVISORY COMMITTEE**

The Planning Director reported that the CAC was now meeting on Wednesday nights and that it was to meet on a weekly basis until it got caught up on the Periodic Review.

## **MESSAGES AND PAPERS FROM THE CITY MANAGER**

None

## **MESSAGES AND PAPERS FROM THE MAYOR**

The Mayor spoke to ask a member of the Commission to volunteer to serve on committee for Azalea Park; City taking possession, etc.

The Commission and Mayor discussed at length the issue of the ordinance regarding commission ethics, etc.

The Mayor also spoke to the issue of drainage within the city and indicated that there was no money in the budget to due much improvement to the storm drainage system.

## **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Azalea park committee volunteer Dave Soiseth.

Commissioner Herzog asked the Planning Director why the Brendlinger Conditional Use Permit would be eligible for sewer hook ups on a first come first serve basis but the Walker minor partition would not. The Planning Director replied that the minor partition created a new lot which was not allowed a hook up by Ord. 471 but the Brendlinger project was on an existing lot.

Commissioner Krebs asked why the May calendar showed the Planning Commission Meet to be on Thursday rather than the normal Tuesday? The secretary stated that it was an error and the meeting would be on its normal day.

Commissioner Krebs announced that the Ad Hock Committee would meet on the 18th of April.

## **REPORT OF THE PLANNING DIRECTOR**

The Planning Director said that next month he hoped to bring a proposed change to Ord. 446 that would require all new lots created in the city to take access directly off of the street on which it fronts.

The Planning Director also pointed out a discrepancy in Ord. 446 that allows Dwelling Groups on lots that can not be divided again which would include some flag lots and that these lots must have a 20 foot driveway. However, the Rear Lot Development Section allows flag lots with a 15 foot access strip.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Ted Freeman, Jr., Chairman