

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
May 7, 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
Clarence Branscomb
Earl Breuer
Dave Soiseth

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioner Herzog arrived at 7:23 p.m.

MINUTES

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Holmes) the Planning Commission approved the minutes of the Commission regular meeting of March 5, 1991.

By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Branscomb) the Planning Commission approved the minutes of the Commission regular meeting of April 2, 1991 with the addition that the Bodmans were not in attendance for the public hearing regarding their request for a conditional use permit.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Holmes) the Planning Commission approved a request for a minor partition on a 0.54 acre parcel located on the east side of Weaver Lane north of Hassett St. in the R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) Zone, submitted by Raymond and Helen Weaver.

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on file no. M3-5-91.

By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Krebs) the Planning Commission approved a request to amend approved Planned Unit Development (Brook Haven) to reduce the density of the project from 42 units to 32 units on a 9.53 acre parcel located between Ransom Ave. and Hassett St. and between Sixth St. and Fern Ave. in the R-2 (Two Family Residential) Zone, submitted by M & F Building Co.

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

- (a) Daryll Niemie, B&D Surveys, Harbor, Oregon

The following person spoke with questions or comments regarding the request:

- (a) Bill Petersen, Brook Haven, Brookings, Oregon

Rebuttal was given by:

- (a) Dayll Niemie
- (b) Mike Cremarosa

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. PD-1-86, Amendment 1.

By a 6-0 vote [Commissioner Soiseth abstaining](motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved a request for a variance of 8 feet from the rear yard setback to allow a garage on a 8,262 sq. ft. lot located at 314 North Hazel St. in the R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) Zone, submitted by Ellis and Kathaleen Dowden.

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

- (a) Ellis Dowden, 314 N. Hazel, Brookings, Oregon

By a 6-0 vote [Commissioner Soiseth abstaining] (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. VAR-1-91.

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

- (a) Ellis Dowden, 314 N. Hazel, Brookings, Oregon

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. VAR-1-91.

Commissioner Holmes stepped down for the public hearing on file no. SUB-2-91.

Commissioner Krebs made a motion to approve file no. SUB-2-91; there was no second.

By a 4-1 vote, Commissioner Krebs abstaining, (motion: Commissioner Soiseth, second: Commissioner Herzog) the Planning Commission tabled a request for a 22 lot subdivision on a 6.19 acre parcel located on the north side of Dawson Rd. and on both sides of Blueberry Dr. in the R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) Zone, submitted by John Zia.

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

- (a) John Zia, 97848 Titus Lane, Brookings, Oregon

The following persons spoke in opposition of the request:

- (a) Virginia Collis, Holmes Drive, Brookings, Oregon
- (b) Evelyn Olsen, Holmes Drive, Brookings, Oregon
- (c) John Babin, 517 Chetco Avenue, representing:
 - 1) Michelle Stewart
 - 2) Western Pacific Development
- (d) Jed Boscoe, Western Pacific Development Co., Brookings

The following persons spoke with questions or comments regarding the request:

- (a) Jim Collis, Holmes Drive, Brookings, Oregon
- (b) Ron Timmons, Tax lot 3300, Brookings, Oregon
- (c) Lorene Holmes, Holmes Drive, Brookings, Oregon
- (d) Jim Collis, Holmes Drive, Brookings, Oregon

Rebuttal was given (in favor) by:

(a) John Zia, 97848 Titus Lane, Brookings, Oregon

UNSCHEDULED PUBLIC APPEARANCES

Don Jaklewicz of Brookings spoke to the issue of variances for rear yard set backs, stating that at the time the setback requirement was changed to 15 feet, the Commission said that anyone wishing a lesser setback could apply for a variance and that there should be no problem getting it. Tonight one of the Commissioners made the statement that he did not think that a variance for a rear yard setback was appropriate. Mr. Jaklewicz asked that the Commission be more consistent.

REPORT OF CITIZENS ADVISORY COMMITTEE

The Planning Director stated that the CAC has been meeting on a weekly basis to review the Periodic Review of the Comprehensive Plan but citizen turnout was very light and that on some nights only staff was present.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Holmes asked the Planning Director if he knew when the City Council would meet on the additional 300 sewer connections? The Planning Director said that all he knew at this time is that the city's engineer for the treatment plan had stated that the city could provide an additional 300 hookups with an minimum risk and he had no other comment.

REPORT OF THE PLANNING DIRECTOR

The Planning Director asked the Commission if they would be interested in allowing an administrative setback adjustment under certain circumstances. The Commission decided against this idea.

The Planning Director stated that he would present a proposed change to the fee schedule for land use applications at the next regular meeting. Commissioner Krebs pointed out that the city should collect a fee to hear cases which are in the Urban Growth Boundary that the city comments on.

The Planning Director also stated that the June meeting would have a proposed Ordinance Change that would require access of all new lots to be taken from the road on which they front.

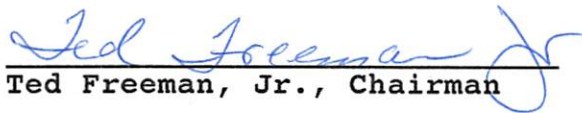
The Planning Director reported that the Commission's recommendation for a moratorium on development in the Pioneer Road area would be heard by the City Council on May 13, 1991.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Ted Freeman, Jr., Chairman