

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JULY 6, 1993**

The regular meeting of the Brookings Planning Commission was called to order at 7:05 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
Earl Breuer
Dan Ambrose
George Ciapusci
Judi Krebs

John Bischoff, Planning Director
Holly Perin, Secretary

MINUTES

By a 4-0 vote, [Commissioner Krebs abstaining due to her absence at the June 1, 1993 meeting] (motion: Commissioner Ciapusci, second: Commissioner Breuer), the Planning Commission approved the minutes of the June 1, 1993 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. Memo from City Council via Councilperson Brendlinger: The Planning Commission decided that Commissioner Breuer, Commissioner Krebs and Chair Freeman will meet to work out training items regarding new Planning Commissioner orientation. (Phyllis Cottingham spoke regarding the training.)

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 4-0 vote, [Commissioner Krebs abstaining] (motion: Commissioner Breuer, second: Commissioner Ambrose), the Planning Commission approved a request for a minor change to add 3 lots to an approved but not recorded 7 lot subdivision known as the Riviera Heights Subdivision for a total of 10 lots of a 6.24± acre parcel located between Marina Heights Rd. and Marine Dr. approximately 1/2 mile east of Old County Rd.; Margie From, applicant; Charles Simpson, applicant's representative. This item was continued from the June 1, 1993 Public Hearing.

This action was taken following questions or comments regarding the request from the following person:

(a) Sandy Coons, 918 Chetco Avenue, Brookings, OR

1A. By a 4-0 vote, [Commissioner Krebs abstaining] (motion: Commissioner Breuer, second: Commissioner Ciapusci), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-5-92/MC.

2. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved, with one additional parking place to be added, a request for a conditional use permit to allow a dentist's office in an existing building located in the I-P (Industrial Park) zone; a .89 acre parcel located on the west side of Wharf St. approximately 277 feet south of King St. (209A Wharf Street); Cembe Enterprises, applicant; Sandy Coons, applicant representative.

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

(a) Sandy Coons, 918 Chetco Avenue, Brookings, OR

2A. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. CUP-2-93.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Krebs), the Planning Commission approved a request for a minor partition of a 17,329 sq. ft. lot to create two lots of 6,088 and 11,206 sq. ft., located on the south side of Ransom Ave. approximately 252 feet west of Sixth St.; R-2 zone; Carl Smart, applicant.

No one spoke regarding the request.

3A. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Ambrose), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-7-93.

4. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Ambrose), the Planning Commission approved amendments to section 40 of the Land Development Code.

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved amendments to section 52 of the Land Development Code.

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved amendments to section 80 of the Land Development Code.

REPORT OF THE PLANNING DIRECTOR

none

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs commented that the EDU count was not included in their packet. The Planing Director went to get them.

Commissioner Krebs said that she had attended an appeal hearing in May and that she had heard comments for the justification for approving an application and that she hoped that when training was available it would not be just for the commissioners but for the councilors as well because we are all dealing with the same information. She said that she must voice a concern because she has never had the opportunity to say in an open hearing "just find a way to do it" whether or not the Land Development Code fit it or not and also question whether they should change the Land Development Code to fit a specific application without realizing that the code was still subject to public comment and input. She hoped that we never come to the point that changes will be made without the ability for input from everyone else. She said she even heard the comment "that is such a good idea on the street widths why don't we just change the codes to agree with it and how long does it take to do that" "Well that will take too long lets not hold anybody up" The Planning Commissioners do not have that same opportunity and we would like to believe we balance everything, we still know that there is a staff report and he (the Planning Director), in fact, is writing the findings we are signing to on a final report. I would hate to see us get to a point where I hear any of that from any of us. She said that she had to make these points because she, Commissioner Ciapusci and former Commissioner Branscomb were the only ones there (at the appeal hearing).

Commissioner Krebs said that they had a commitment from the city that by April of 1993 the Commission would be given the reason why the Gold Beach, Port Orford and Brookings all had different EDU values for the same uses. This was a question the Commission asked on their annual report because we were concerned that if the city runs out of treatment capacity, is it because we apply a different EDU value. If we are all using the same engineers why do we see it differently?

Commissioner Krebs said that in regard to the June special joint meeting with the Council it was embarrassing because only three Commissioners attended and the Planning Commission did not have a quorum. Thus what should have been a joint session had to have motions rescinded because the Commission could not vote because it did not have a quorum. Some discussion followed.

A comment was made from the floor but could not be clearly heard on the tape!!!

Commissioner Breuer said that, in regard to comments made by Commissioner Krebs, the City Council is the policy making body of the city and they appoint the Commission. He did not have a problem when they overturn a decision made by the Commission when a hearing is appealed. There is no prerequisite for training in any public office, local, state or federal. The Planning Commission is appointed by the Mayor at the Councils approval.

Commissioner Krebs said she would like to explain the reason for

her comments. She said she never had a problem if the City Council overturns an Commission decision at an appeal. Where she does have a problem is with what she said before, we are all subject to the same Land Development Code and staff reports and we (the Commission) have never had the ability to say "well change the codes to fit the facts as presented by the applicant".

Commissioner Breuer said that he could see where the Council could see it different than we did an does not have a problem with it.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:01 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr. - Chairman