

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
July 5, 1994**

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	Earl Breuer
Judi Krebs	John Bischoff, Planning Director
Marv Lindsey	Denise Wood, Secretary

Commissioners O'Holleran, Ambrose and Ciapusci were absent.

MINUTES

By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the minutes of the June 7, 1994 Planning Commission regular meeting, following corrections.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE WRITTEN REQUESTS AND COMMUNICATIONS

1. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. SUB-1-93/PUD] a request for an extension of time of one year, located on the west side of Dawson Rd. approximately 700 feet south of Holmes Dr., Zoned R-1-6, M.F. Gorski, applicant.

2. By a 4-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. SUB-3-93/PUD] a request for an extension of time for a 21 lot subdivision in the form of a Planned Unit Development located on the east side of Dawson Rd. approximately 700 feet south of Holmes Dr.; Zoned R-1-6; M. F. Gorski, applicant.

3. By a 4-0 vote, (motion: Commissioner Lindsey, second: Commissioner Breuer) the Planning Commission approved [File No. SUB-1-93/PUD Phase I] a request for a Final Map approval of the first phase of the Oceanside Estates Subdivision/Planned Unit Development consisting of 10 lots located on the west side of Dawson Rd. approximately 700 feet south of Holmes Dr.; Zoned R-1-6; M. F. Gorski, applicant.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Lindsey) the Planning Commission approved [File No. M3-7-94] a request for a minor partition (with established

4. By a 3-1 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. CUP-3-94] a request for a Conditional Use Permit to establish a gasoline service station on a 0.53+ acre parcel of land, located in the southwesterly corner of Highway 101 and Alder St., with the addition of the conditions that ODOT approve the addition of a left turn lane on Alder St. turning onto Highway 101, and no parking be allowed on Highway 101 directly in front of the business; Zoned C-3; Ron LaFranchi, applicant.

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

- a) Ron LaFranchi Applicant
- b) Fred Hummel Brookings
- c) Dave Detterville Brookings

4A. By a 3-1 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. VAR-2-94.

UNSCHEDULED PUBLIC APPEARANCES

Mr. Rosichelli addressed the Commission concerning the fact that he had received a letter from the Planning Department stating that he had two illegal off site signs within the city and that they must be removed. He explained that he owned a RV park on North Bank Chetco River Rd. and although ODOT had allowed him to place a sign on the highway, once people had entered Constitution Way, people did not know which way to go at the point where Old County Rd. and North Bank road met and thus could not find his park. This was why the signs were important to him. Thinking that this was a county road he had asked the County Road Department if he could put a sign on Old County Road and they said that he could. The Planning Director explained where the signs were located and the provisions of the sign ordinance prohibiting off site signs. After discussion and questions the Commission decided that Mr Rosichelli should address the City Council.

REPORT OF THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE MAYOR

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director reported that he had discussed the issue of the lights at the Dairy Queen with the Building Official and that

he would look into the problem.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chair Freeman suggested that staff should contact the owner of the Dairy Queen about making the curb on Highway 101 a no parking area so that a left turn lane could be place in the highway onto Alder St.

Commissioner Krebs said that there was a parking lot behind Mory's that is signed for county nurses only and the cars must back into the street traffic. She said that the Commission had made a clear statement that they did not want any more parking that backed into the street.

Commissioner Krebs said that she noticed that the Council Summary stated that the Hillside Ordinance had been tabled and asked if anyone knew why? The Planning Director explained that the Council had some wording changes that they had referred back to staff. He went on to explain what the wording changes were.

The Commission discussed the agenda item concerning the proposed changes to the County Zoning Ordinance. Commissioner Krebs explained that this was the third month that this issue has been raised and said that in regard to the fact that almost all of the land use decisions would become administrative in nature, she thought the city should at least recommend that Section 7 of the proposed ordinance which deals with conditional use permits be amended to state that within a UGB the county Planning Director will adopt the same conditions that the city within the UGB would for the same case. This would then be consistent for all three cities. After some discussion the Commission passed a motion seeking direction from the City Council on the issue of their proposed changes.

The second agenda item under Comments from the Commission is Resolution 92-R-545 and the need to change the front page of the Planning Commission Agenda that describes the rules by which public hearing will be conducted. Commissioner Krebs said that the front sheet must be changed since the Commissions front sheet has never been changed since the resolution was passed and a clause similar to that of the City Council's limiting testimony (in length) from the public other than the applicant. Commissioner Krebs suggested a subcommittee of one or two people to make recommended changes and bring back for discussion at the next meeting. Commissioner Krebs volunteered to be on the subcommittee and Chair Freeman said that she could choose the other person to help.

Commissioner Krebs asked the Commission if they had ever thought about changing the procedure to one where staff does not make a recommendation in the staff report. Commissioner Breuer said that it was done in that manner when he first came on the Commission. He said that staff did have more time to look at the applications. Chair Freeman said that if the Commission does not like it they will not pass it regardless of what the recommendation is.


Commissioner Krebs said that it should not be an inference one way or other about staff if something is brought out that was not in the report and that is why it may be better to have a no recommendation report. Discussion followed and Commissioner Krebs said that she asked the question for discussion purposes only. Nancy Brendlinger, Council Liaison, said that wherever she has seen a system where staff did not make a recommendation, the commissioners were very knowledgeable of their ordinances and had them with them at the meeting and constantly referred to them and that the decisions are much too important to make without full consideration of the issues. More discussion followed, no decision was made.

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