## MINUTES BROOKINGS PLANNING COMMISSION REGULAR MEETING October 4, 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 Judi Krebs Earl Breuer Marv Lindsey Donna Lee

George Ciapusci Mary O'Holleran John Bischoff, Planning Director Denise Wood, Clerk Mary O'Holleran

#### MINUTES

By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner O'Holleran) the Planning Commission approved the minutes of the September 6, 1994 Planning Commission regular meeting, following corrections.

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

1-1. By a 7-0 vote, (motion: Commissioner Krebs, Commissioner Ciapusci) the Planning Commission approved the motion to send a favorable recommendation to the County Planning Commission for a 1 year CUP (with a review at the end of 1 year) for Boat & Auto Sales.

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

a) Larry Steel Applicant

1-2. By a 6-0 vote, (motion: Commissioner Krebs, Commissioner Breuer) [Commissioner O'Holleran removed herself due to ex parte contact] the Planning Commission approved the motion to send a favorable recommendation to the County Commissioners for a Comp plan zone change.

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

Jim Capp a)

Applicant's Agent

1-3. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Ciapusci) the Planning Commission made a favorable recommendation to the County Planning Commission with recommended conditions.

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

1. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner O'Holleran) the Planning Commission approved [File No. SUB-2-90/PUD/MC-3] a minor change to Phase 2C of the approved but not yet fully recorded Planned Unit Development known as the Cove to eliminate one duplex building and realign one other building within that phase, located on the southeasterly side of Wharf Street south of King St.; Zoned R-2; Intervest, applicants.

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

a) Tim Bossard

Applicant's Representative

- 1A. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-2-90/PUD/MC-3.
- 2. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. M3-15-94] a request for a minor partition to create two lots of 6,000 and 38,996 sq. ft. located on the south side of Fifield St. approximately 130 feet west of Smith Dr. and 425 feet east of Arnold Ln. (1103 Fifield St.), subject to past recommendations; Zoned R-1-6; Bill and Esther Bloom, applicants.

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

a) Bill Bloom

Applicant

- 2A. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-15-94.
- 3. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. CUP-8-94] a request for a subdivision to create 16 lots ranging on size from 7,506 to 13,833 sq. ft. in size with an average lot size of 10,773.25 sq. ft. located on the south side of Dawson Rd. between intersections of Blueberry Dr. on the west and Zia Ct. on the east; Zoned R-1-6; Vern Garvin, applicant.

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

a)	Tim Bossard	Applicant's Representative
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b) Carl Johnson Seashore Real Estate

c) Vern Garvin Applicant, Hampton Rd

d) David Soiseth 1360 Hampton Rd

3A. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner O'Holleran) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-2-94.

4. By a 5-2 vote, (motion: Commissioner Breuer, Second: Commissioner Lindsey) the Planning Commission approved a request for a minor partition to create two lots of 0.18 and 0.66 acres in size located on the west side of Marine Dr. approximately 1400 feet east of Old County Road; Zoned R-1-6; Charles Benz, William Ferry and Kurt Kessler, applicants.

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

a)	Tim Bossard	Applicant's Representative
b)	Polly Keusink	Marine Dr., Brookings
c)	Nancy Brendlinger	925 Marina Hts., Brookings
d)	Katherine Martin	245 Marine Dr., Brookings
e)	Sharon Marriott	Marine Dr., Brookings

## UNSCHEDULED PUBLIC APPEARANCES None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

MESSAGES AND PAPERS FROM THE MAYOR None

MESSAGES AND PAPERS FROM THE CITY MANAGER None

REPORT OF THE PLANNING DIRECTOR None

#### PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Ciapusci commented that a few months ago the commission denied an appeal of a denied sign permit at the

Brookings Real Estate Office but the offending sign was still there. The Planning Director replied that the owner had come in to see him and proposed a solution that was not particularly desirable but technically correct and therefore hard to deny. The solution offered was to move the second freestanding sign over and connect it to the other freestanding sign thereby creating one freestanding sign. Commissioner Ciapusci asked about the sandwich board sign on the same property and said that there were a number of these signs around town. The Planning Director said that he was not aware of the sandwich board at Brookings Real Estate but was aware of some of the others.

Commissioner Breuer asked about the construction of a garage on a house at Hazel St. and Del Norte and how much lot coverage was allowed. The Planning Director said he would ask the Building Official about it. Some discussion followed.

Commissioner Lee thanked the Commission for their welcome but would not promise to be as quiet as she was tonight.

Commissioner Breuer said that the remaining property of Harris Miller Inc. would most likely be coming to them for some action and the commission should consider what improvements should be involved. Commissioner Krebs said that this would be exparte and they could not do that. The issue was dropped.

Commissioner Krebs stated that they have not received their quarterly report from the Planning Director yet and there were no EDU and building permit reports.

Commissioner Krebs said that the question had been previously raised regarding the Commission Packets, could they be delivered to the Police Department rather than have the Planning Director deliver them and wanted to know if the Commissioners would like them delivered to the police or continue to have the Planning Director deliver them. Chair Freeman said that his concern was that there be a fixed day that they be delivered to the police station to avoid wasted trips. The Planning Director said that he would like to guarantee that the packets would be out on Wednesday but this is usually not the case. Some discussion followed and it was decided that they would place it on the agenda for next meeting.

Commissioner Krebs said that she thought that it was time that the Commission notify the Parks And Recreation Commission of the number of lots created in the Dawson Tact area so that they can plan for a park in that area if they think it is necessary.

Commissioner Krebs stated that the state statutes requires the counties to allow a "hardship dwelling" and asked if the cities were also required to allow such dwellings. The statute allows a mobile home for medical hardships and is required on every zone on the county. If the city's are required to do so then we should be planning ahead in terms of utilities and etc.

## ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at  $8:57~\mathrm{p.m.}$ 

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

Ted Freeman, Jr. - Chairman