

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 1, 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	George Ciapusci
Judi Krebs	Marv Lindsey
Earl Breuer	John Bischoff, Planning Director
Mary O'Holleran	Denise Wood, Secretary
Dan Ambrose	

MINUTES

By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner O'Holleran) the Planning Commission approved the minutes of the December 7, 1993 Planning Commission regular meeting.

By a 6-0 vote, [Commissioner Krebs abstaining due to her absence at that meeting] (motion: Commissioner Ciapusci, second: Commissioner Lindsey) the Planning Commission approved the minutes of the January 4, 1994 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved a request for an extension of time to two months on an existing Conditional Use Permit and variance to establish a preschool facility. This request is to allow time to make proposed amendments to the Land Development Code (Item 8.1, Feb. 1, 1994 Planning Commission agenda) before an application for a new, permanent Conditional Use Permit is requested; 0.14+ acres located at 543 Hemlock St.; C-3 Zone; South Coast Headstart, applicant.

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

a) DeAnn Bain Headstart Co-ordinator

2. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved a request for a Final Map approval of the 4 lot Lido Subdivision which was approved by the Planning Commission on June 1, 1992 and has had one year extension of time; 2.62+ acres in the southeast corner of the intersection at Hassett St. and Fifth St.; R-2 Zone; Ron Bodman, applicant.

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

- a) Darryl Niemi B & D Surveys, Brookings

3. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Krebs), the Planning Commission approved a request for approval of the Final Map for the Rising Sun Subdivision located on the north side of an unnamed (Named Rowland Lane by the Planning Commission at the hearing) dedicated street that intersects the west side of Arnold Ln. at Rowland; R-2 Zone; Jan & Renee Sirchuck, applicants. This action requires that Lot 4601 be worked out with the City as to how much will be dedicated to the City, and the name will remain "Rowland Ln.".

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

- (a) Jan Sirchuck Brookings, OR
- (b) Darryl Niemi B & D Survey, Harbor OR

4. By a unanimous vote, (motion: Commissioner Lindsey, second: Commissioner O'Holleran) the Planning Commission approved a request for an amendment to the City's Land Development Code Section 124.010.B Provisions Applying To Special Uses, Day Care, Nursery Schools And Kindergartens, to delete the requirement for a 10,000 sq. ft. minimum lot size in the C-3 (General Commercial) Zone; City initiated.

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

- (a) Linda Painburn Southcoast Headstart
- (b) DeAnn Bain Southcoast Headstart

5. By a 7-0 vote, (motion; Commissioner Breuer, second: Commissioner Ambrose) the Planning Commission approved a request for an amendment to Section 172.110 Public Facilities Improvement Standards And Criteria, Driveway Approaches, of the City's Land Development Code to allow for a wider driveway approach for single family and two family dwellings; city initiated.

UNSCHEDULED PUBLIC APPEARANCES
None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

The Planning Director reported that the South Coast Transportation Systems Study Committee had recommended to the City Council that the firm Parametrix, Inc. be hired to carry out the study. There were questions from the commissioners about the selection process.

The Planning Director reported that the Hillside Development Standards Committee has made good progress and hoped to have a product to the Commission at the April meeting. There was some discussion concerning the revision of Section 100 of the Land Development Code. John Rogers asked from the audience if the public would have a chance to comment on the changes. It was explained that the public was welcome at the Committee meetings and the changes would be heard before the Planning Commission and City Council in public hearings.

MESSAGES AND PAPERS FROM THE MAYOR

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director said that when the I-P Zone was created it did not allow a caretakers residence and asked if the Commission thought that action should be taken to add this use. Discussion followed. Commissioner Breuer said he thought it should be allowed under certain conditions. Discussion followed. The Planning Director asked if the Commission wanted him to bring proposed wording to them for comment and the Chairman agreed.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Ambrose said that Commissioner Breuer had mentioned that someone was living in a travel trailer on Railroad Ave. and went on to say that he (Commissioner Ambrose) nearly had an accident with someone coming from that lot in a truck. The Chairman asked if this was being addressed and what the city could do. The Planning Director said that the owner of the property had been contacted and had said that he had a permit to use the trailer as an office. The Planning Director said that the owner was asked to produce the permit and as of yet he had not seen the permit and staff would prepare a formal letter requesting the abandonment of the use. Some discussion followed.

Commissioner Ambrose said he recalled that when the trailer was allowed in conjunction with the ambulance facility that the ambulance service had promised to provide skirting and landscaping around the trailer and that it has not been done to date. Some discussion followed.

Commissioner Krebs said that she has been attending county meetings regarding park model RVs and that the county was revamping its ordinances regarding these models concerning awnings, setbacks etc. and that under no circumstance could these units be placed on an individual residential lot. In the city RVs are only allowed for seven days out of the year for visitors on a residential lot and we should not be seeing people living in park models, fifth wheels or anything else.

Commissioner Krebs said that she has a question for the City Attorney - Can a commission member be a member of the Site Plan Committee without being exparte? The Planning Director said he would ask the City Attorney.

Commissioner Krebs said that in the case of rebuttals in a public hearing her understanding was that only those persons that had originally testified could give rebuttal and that in their hearings and at the City Council she has noticed that at the time of rebuttal people who had not testified earlier would stand up and give rebuttal.

Commissioner Krebs asked the Planning Director what was being done about the new state law regarding manufactured housing and that she was aware that the City Council had held a workshop on the matter. The Planning Director explained that the law now required that manufactured housing be allowed in all zones that allowed single family houses under the same conditions as the city currently has in the R-2 Zone. The City had until May 1, 1994 to amend its ordinances. The Planning Director said that he has not been given direction on how to proceed as of this date.

Commissioner Lindsey said in regard to park model RVs, he placed one in his yard as an office and in order to do this he had to remove the stickers, wheels and kitchen and place it on a permanent foundation. The building became an accessory building which is permitted in the zone. Commissioner Krebs asked if these could be used for home occupations and such? The Planning Director said that home occupation permits could only be used from a residence and not an out building. Discussion followed.

Chairman Freeman asked the Planning Director when the next Hillside Development Committee would meet. The Planning Director said that it was February 16th and that he would have what has been accomplished typed up for review. Discussion Followed.

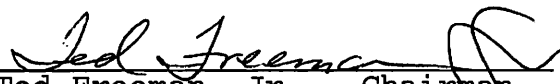
Chairman Freeman brought up the issue of the annual report and when it was due. Discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:09 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Ted Freeman, Jr. - Chairman