

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
March 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	Dan Ambrose
Marv Lindsey	John Bischoff, Planning Director
Earl Breuer	Denise Wood, Secretary
George Ciapusci	

Mary O'Holleran and Judy Krebs were absent.

MINUTES

By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the February 1, 1994 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Ambrose) the Planning Commission approved a request for a 14 lot subdivision of a 7.05 acre parcel of land with a remainder lot of 4.00 acres, located adjacent to the east end of Skyline Dr. and the south end of Passley Rd., with the provision that the cul-de-sac right-of-way may be reduced to 45' as per City standards. The streets may be reduced to meet the standards of the Dawson neighborhood circulation plan if it is adopted.; Michael T. Mahar, applicant.

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

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|----|------------------|----------------------------|
| a) | Bill Earl | Applicant's Representative |
| b) | Katherine Martin | 241 Marine Dr., Brookings |
| c) | Lorene Holmes | Holmes Dr., Brookings |

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

2. By a unanimous vote, (motion: Commissioner Ciapusci, second: Commissioner Lindsey) the Planning Commission approved a request for a Comprehensive Plan change from Residential to Public and a zone change from R-2 (Two Family Residential) to P/OS (Public Open Space) on four contiguous lots located on the west side of Pioneer Ave. approximately 80 feet south of Ransom Ave. and 250 feet north

of Easy St.; Brookings-Harbor School District, applicant.

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

- a) Bob Strickland School Superintendent
- b) Freida Niebuhr 735 Pioneer, Brookings

3. By a 4-1 vote, (motion: Chairman Freeman, second: Commissioner Ambrose), the Planning Commission denied a request for an amendment to Section 16 Suburban Residential (SR) District, Section 20 Single Family Residential (R-1) District, Section 24 Two Family Residential (R-2) District, Section 28 Multiple Family (R-3) District, and Section 32 Mobile Home Residential (R-MH) District, to require a roof overhang or eve of at least twelve (12) inches for all residential buildings; city initiated.

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

- a) Lorene Holmes Holmes Dr., Brookings

4. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved a request for an amendment to Section 16 Suburban Residential (SR) District, Section 20 Single Family Residential (R-1) District, Section 24 Two Family Residential (R-2) District, and Section 28 Multiple Family (R-3) District, to allow the placement of manufactured housing with certain conditions on lots within these zones in conformance with state law; city initiated.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

The Planning Commission Chairman discussed the Hillside Development Committee progress to date. More discussion occurred during the Remarks from the Commissioners section of the agenda.

MESSAGES AND PAPERS FROM THE MAYOR

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director stated that he expected a fairly heavy agenda for the April hearing and that he would give a quarterly report at the April meeting.

Chairman Freeman said that Commissioner Krebs had some questions on the minutes of last months hearings. First - Did the Planning

Director ask the City Attorney about a Commission Member being on the Site Plan Committee? The Planning Director said that he discussed this with the attorney and he had indicated that this was not a good idea in that it would be exparte contact with all of the cases coming to the Commission and may serve to bias that commissioner. Second did the attorney have any comment on the issue of what can be brought up in rebuttal and who can give rebuttal. The Planning Director said that he would get the answer by the next meeting.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

The Commission discussed their annual report which would be presented to the City Council. The Planning Director said the item concerning the Fire Chief setting the standards for street grades was not accurate. The Land Development Code gives the Commission to determine the ultimate road grade and that to do so they needed certain information. Part of the information that should be considered is the ability to get fire equipment up the street. In the referenced incident the Fire Chief was asked if he could get fire equipment up the proposed street and his answer was that because it was a short span and that there were fire hydrants on both ends of the cul-de-sac, he could. This was conveyed to the commission in the staff report to help them decide the issue. The Fire Chief did not set the standard. The Commission removed this item from their report after discussion on the interpretation of the Land Development Code provisions which allow the Commission to waive certain requirements in certain circumstances. There were no further changes in the items of the report.

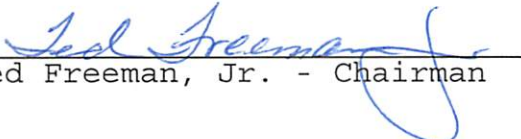
Chairman Freeman asked about street lights for the Lido Subdivision and the Hillside Subdivision. The Planning Director said that the lights were required for both but had not been installed and he would check on their progress.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Ted Freeman, Jr. - Chairman