

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
May 3, 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	Judy Krebs
Earl Breuer	Mary O'Holleran
Marv Lindsey	John Bischoff, Planning Director
George Ciapusci	Denise Wood, Secretary

Dan Ambrose was absent.

MINUTES

By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the April 5, 1994 Planning Commission regular meeting, following additions and corrections.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION REGARDING FINAL ORDERS

1. By a unanimous vote, (motion: Commissioner Ciapusci, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact Document for file No. M3-4-94.

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

1. By a 5-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) [Commissioner O'Holleran abstaining due to ex parte contact] the Planning Commission approved a request for approval of the Final Map for the Claron Glen II Subdivision, subject to the City Engineer's approval of drainage, located between Second Street and Third Street, north of Hassett Street and extending north of Brooke Lane; Zoned R-1-6; South Coast Lumber Co., Applicant.

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

a) Charles Strum Marquess & Assoc.

2. By a 4-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) [Commissioner O'Holleran abstained due to conflict of interest, Commissioner Krebs abstained due to formed bias] the Planning Commission approved the Final Map for file No. SUB-5-92, Riviera Heights; Margie From, Applicant.

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

- a) Charles Simpson Applicant's Representative

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 a Conditional Use Permit to establish a preschool facility, located at 543 Hemlock Street, approximately 160 feet east of Fern Avenue; Zoned C-3; South Coast Headstart, Applicant.

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

- a) Cynthia Wells Applicant's Representative

1A. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner O'Holleran) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. CUP-1-94.

2. By a 5-0 vote, (motion: Commissioner Breuer, second: Commissioner Ciapusci) [Commissioner O'Holleran abstained due to conflict of interest] the Planning Commission approved a request for a minor partition of a 1.59 acre parcel to create three lots of 0.64, 0.50, and 0.45 acres located on the south side of Railroad Street between Fifth Street on the west and Pacific Avenue on the east; Zoned C-3; South Coast Lumber, Applicant.

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

- a) Woodi Davis Evans & Assoc.
- b) Ann Ramp Brookings, OR
- c) Lorene Holmes 17350 Holmes Dr., Brookings

2A. By a 5-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-5-94.

3. At the applicant's request, File No. CZ-1-94 was rescheduled for a special hearing on May 24, 1994 Planning Commission Special meeting.

4. By a 5-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) [Commissioner O'Holleran abstained], the Planning Commission denied a request for a variance from the requirement for additional right-of-way along the Cove Road frontage of a 1.99 acre parcel of land as a condition for a building permit to construct a mini-storage facility, located

between Wharf Street on the west and Cove Road on the east, approximately 280 feet south of Railroad Street; Zoned I-P; Eddie Wilcher, Applicant.

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

- a) Eddie Wilcher Applicant, Brookings
- b) Sam Williams 115 Brooke Ln., Brookings

4A. By a 5-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) [Commissioner O'Holleran abstained] the Planning Commission denied the Final ORDER and Findings of Fact Document for file no. VAR-1-94.

UNSCHEDULED PUBLIC APPEARANCES

None

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 gave his quarterly report which included the following items:

1. Urban Growth Boundary
2. Periodic Review
3. Hillside Development Standards
4. Dawson Neighborhood Street Plan
5. Claron Glen
6. Oceanside Estates I and II
7. Fred Meyer
8. South Coast Transportation Study
9. Swimming Pool
10. Tennis Courts
11. Kids Town
12. Chairperson Freeman asked about the sludge situation. The Planning Director explained that the city has explored a couple of possibilities but he did not know many details. Chair Freeman said he heard of a system where sewage from individual homes was first sent into a septic tank and then to the treatment plant.

Discussion followed some of these items.

The Planning Director asked the commission to give him what they wanted to see on for the amendments on the cover sheet of the agenda packet and does the Commission want to place a time limit of the length of testimony. Some discussion followed. The Chair Freeman said that they would get something to the director.

The Planning Director also pointed out the monthly EDU count report. Discussion followed on how many more hookups were left.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs asked about the LUBA remand. The Planning Director explained that the LUBA appeal of the ordinance allowing rehabilitation facilities with a retail store, was remanded back to the city. LUBA did not challenge the city's authority to allow the use but since the city's Land Development Code required findings to enact such an ordinance, it was LUBA's opinion that the presented findings were weak and should be strengthened. The was state law requiring findings on legislative matters. At this time the applicants attorney is working on the findings. Discussion followed.

Commissioner Krebs asked about the water meeting on May 17. The Planning Director said that he was not familiar with the meeting. Nancy Brendlinger (City Council liaison) explained the intent of the meeting from the audience.

Chair Freeman asked Ms. Brendlinger why the Council had passed the ordinance requiring the 12 inch roof overhang? It was explained that the Council denied the ordinance.

Commissioner O'Holleran asked if the special meeting would be on May 24 at 7:00 P.M. The Planning Director confirmed the time and date.

Commissioner Breuer asked if the Commission had granted Mr. Chandler the right to move a house onto a property which already had a house and was zoned for only one house. The Planning Director said that if a house was moved it was before he was here. The Commission did grant a zone change on the property and both houses were on the lot at that time.

Commissioner Krebs asked if the Commission was concerned that the county was changing there ordinance to the tune of 218 pages and has not asked the city for comment? Discussion followed and resulted in a motion that the Planning Director to look into the matter. Commissioner Krebs asked that the City Council ask the County Commissioners about this at the next Council/Commissioner meeting. Commissioner Breuer asked if the Council could ask why there has never been a citizen of the City of Brookings on the County Planning Commission. Discussion followed.

Commissioner Ciapusci said that he had enjoyed the joint Planning Commission/City Council work study session and was looking forward for more.

Commissioner Lindsey said that there was a large pickup and a flat bed truck on the Hays' property on Fifth St. and one night the rear of the flat bed was protruding into the street and he had to stop to let another south bound car go by or he would have hit the truck. Discussion followed.


Chair Freeman asked about a work session on an ordinance on procedures and policies and creation of a manual. Discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:43 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr. - Chairman