

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
October 3, 1995**

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
Marv Lindsey
Dave Ham
Judi Krebs

Earl Breuer
Chet Singleton
John Bischoff, Planning Director
Linda Phillips, Secretary

PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS

Chair Ciapusci reported that in the matter of LDC-4-95 regarding Land Development Code requirements for residential care facilities that was tabled indefinitely at the September Planning Commission meeting, the subject was taken before a joint meeting of the City Council and Planning Commission. The Mayor asked that an ad hoc committee be formed composed of one Council member, two Planning Commission members and two members from the general public. Commissioners Ham and Krebs were appointed to this committee.

County referrals will be moved to the end of the public hearings.

MINUTES

By a 6-0 vote, (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the minutes of the September 5, 1995 Planning Commission regular meeting following corrections. Commissioner Krebs abstained due to her absence at that meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS ON FINAL ORDERS

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS ON WRITTEN REQUESTS AND COMMUNICATIONS

1. By a 6-1 vote, (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved (File No. CUP-5-94) a request for an extension of time for one year to start construction of an approved conditional use permit for a dwelling group; located on the east side of Pioneer Road approximately 180 feet south of Ransom Street and 400 feet north of Easy Street; zoned R-2 (Two Family Residential); Lonny Draheim, applicant. The applicant waived his right to have seven additional days in which to submit written argument.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Ham) the Planning Commission approved (File No. M3-9-95) a request for a minor partition to create two lots of 10,334.03 and 63,555.12 sq. ft. in size; located on the east side of South Passley Road approximately 400 feet south of Dawson Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Jesse Borja, applicant. A Condition of Approval was added that subsequent division of the parent parcel will require construction of South Passley Road with curb, gutter, sidewalk and pavement along the total frontage of both Parcel 2 and Parcel 1 of this minor partition. The applicant waived his right to have seven additional days in which to submit written argument.

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

- a) Denny Crowe PO Box 2748 Harbor OR

2. By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final Order and Findings of Fact for File Document No. M3-9-95.
3. By a 6-1 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved (File No. VAR-4-95) a request for a variance for reduced side yard setbacks to allow the construction of a second story on an existing house; located on the west side of Dawson Road south of the Holmes Drive intersection, more specifically 96390 Dawson Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Jerry Weichers, applicant. The applicant waived his right to have seven additional days in which to submit written argument.

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

- a) Jerry Weichers PO Box 6041 Brookings OR
- b) Ken Gossard PO Box 2641 Harbor OR

4. By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission denied (File No. CUP-6-95) a request for a Conditional Use Permit to allow kindergarten classes in an existing house; located on the west side of Fern Street, 155 feet south of Easy Street, more specifically 573 Fern Street; zoned R-3 (Multiple Family Residential); School District 17C, applicant. Before discussion on this matter Commissioner Krebs disclosed that she had attended a school board meeting on October 2, 1995 but left when discussion of this item was held. She did not wish to withdraw from the Planning Commission proceedings. The applicant waived his right to have seven additional days in which to submit written argument.

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

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| a) | Bob Strickland | 564 Fern Street | Brookings |
| b) | Buzz Stewart | 705 Easy Street | Brookings |
| c) | Duane Olsen | PO Box 359 | Brookings |
| d) | John C. Dean | 826 Pioneer Road | Brookings |
| e) | Katherine Martin | 241 Marine Drive | Brookings |

The Commission took a recess from 9:39 p.m. to 9:45 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-P-9507; a request for a minor partition to create two lots of 8,182.75 and 20,884.03 sq. ft.; located on the west side of South Bank Chetco River Road north of Highway 101; zoned C-1 (Light Commercial) County; David Griffith, applicant.

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

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| a) | David Griffith | 97790 So Bank Chetco | Brookings OR |
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2. By a 7-0 vote, (motion: Commissioner Lindsey, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County Commissioners in the matter of File No. CR-AD-9538; a request for a 30 unit expansion to the existing 42 unit mobile home park; located at the easterly end of Hall way approximately 1/4 mile northeast of Highway 101; zoned C-1 (Light Commercial) and R-2 (Residential-two) County; Tonopah Ventures, Inc., applicant. The recommendation will include a disclaimer regarding EDU's and concerns that drainage be handled properly.

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

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| a) | Rob Hammond | 98041 Hall Way #35 | Brookings OR |
| b) | Bob Krebs | 15951 Bayview Drive | Brookings OR |
| c) | Nancy Brendlinger | 898 Elk Drive | Brookings OR |

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

The City of Reedsport has scheduled their coastal workshop for October 28, 1995 from 10 a.m. to 3 p.m. It will be held at the Discovery Center in Reedsport. They will be sending more information soon.

Because of the increased number of County referrals we will be getting in the future Staff asked if a new item should be placed on the agenda following Public Hearings. The new item would be titled County Referrals. This increase in referrals has been generated by the expansion of the Urban Growth Boundary. After discussion it was decided this would be an item discussed at a Planning Commission workshop set for 7:00 p.m. on October 17, 1995.

Other items to discuss include charging the County for referrals and review of all fees and possible recommendation to the City Council for their review of same.

Staff presented an update on the Urban Growth Boundary. October 3, 1995 was the deadline to submit protests to DLCD. Seventeen protests including one from 1,000 Friends of Oregon and one from Norman Yock, owner of Oregon Hydrangea Co. were received. DLCD will prepare and release a response (findings) to all comments. If these findings generate protests a hearing will be held with LCDC.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs suggested that the Planning Commission be kept aware of all information regarding DEQ and a possible Mutual Agreement Order. She questioned what is going on with 828 Railroad. Staff responded that the Building Official has been there two or three times with no success. The City may have to cite the owner.

Chair Ciapusci was wished a happy birthday.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:40 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


George Ciapusci, Chair