

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**November 7, 1995**

The regular meeting of the Brookings Planning Commission was called to order at 7:03 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Earl Breuer	Judi Krebs
Dave Ham	Marv Lindsey
George Ciapusci	John Bischoff, Planning Director
Chet Singleton	Linda Phillips, Secretary

**PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS**

Chair Ciapusci announced that due to the number of applications presented to the Planning Commission for the month of November the agenda has been split and the following applications have been moved to November 14, 1995 at 7:00 p.m.: File No. M3-10-95; CUP-8-95; SUB-2-95; and M3-11-95. At the applicant's request Planning Commission File No. SUB-3-93/PUD/MC-1 has been removed from tonight's agenda and rescheduled for December 6, 1995.

December 6, 1995 will be the date for the scheduled December Planning Commission meeting. Planning Commission meetings are normally held on the first Tuesday of each month. The first Tuesday in December is an election day and the Election Board will be using the Council Chambers that evening, necessitating the date change.

**MINUTES**

By a 6-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the minutes of the October 3, 1995 Planning Commission regular meeting following corrections.

**FINAL ORDERS**

1. By a 6-0 vote, (motion: Commissioner Krebs, second: Commissioner Ham) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-6-95, an order denying an application 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; R-3 (Multiple-Family Residential) Zone; School District 17C, applicants. Commissioners Krebs and Ciapusci declared Ex Parte Contact.
2. By a 5-1 vote, (motion: Commissioner Ham, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. VAR-4-95, an order approving an application to allow 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; R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) Zone; Jerry Weichers, applicant.

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

1. By a 5-0 vote (motion: Commissioner Ham, second: Commissioner Breuer; Commissioner Krebs declared bias and disqualified herself. She did not participate in the hearing on this item.), the Planning Commission approved (File No. CUP-9-95) a request for a Conditional Use Permit to allow the temporary use of the existing building for the use of college classrooms and offices until a permanent site can be found and constructed, located on the east side of Alder Street between Pine Street and Redwood Street; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size, Southwestern Oregon Community College, applicant. The request was approved with additions to the Conditions of Approval that the applicant purchase and install a "Left Turn Only" sign at the parking lot exit and that sale of any materials on the premise shall be limited to class materials only and only to registered students.

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

a)	Steve Kridelbaugh	1988 Newmark	Coos Bay OR 97420
b)	Sheldon Meyer	1988 Newmark	Coos Bay OR 97420
c)	Mike Gaudette	1988 Newmark	Coos Bay OR 97420
d)	Terry Hotz	98041 Hall Way	Brookings OR 97415
e)	Les Cohen	324 S. Hazel St	Brookings OR 97415
f)	Fred Hummel	202 Alder Street	Brookings OR 97415
g)	Polly Keusink	PO Box 1952	Brookings OR 97415
h)	Joanna Yax	437 Pine Street	Brookings OR 97415
i)	Ellen Babin	514 Myrtle Street	Brookings OR 97415

The applicant waived his right to have seven (7) additional days in which to submit written argument.

2. By a 5-0 vote, (motion: Commissioner Breuer, Second: Commissioner Ham, Commissioner Krebs did not participate) the Planning Commission approved the Final ORDER and Findings of Fact for File Document CUP-9-95 as amended.
3. By a 4-2 vote, (motion: Commissioner Krebs, Second: Commissioner Breuer) the Planning Commission tabled (File No. CUP-7-95) a request for a Conditional Use Permit to establish a 36 apartment assisted living facility on a 1.67 acre parcel of land; located in the southeast corner of Fern Street and Elk Drive; R-3 (Multiple-Family Residential) Zone; Assisted Living Concepts, Inc. applicant. The matter was tabled until such time as the applicant and City Staff can furnish information on the specific issues of propane tank location; dumpster location; sign location; landscaping; parking spaces and lot screening; open space requirement and barrier at the southerly end of the sidewalk on the east side of Elk Drive.

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

Mike DeShane	12523 SE 131 Ct	Clackamas OR 97015
Jeff Mitchell	711 "J" Street	Crescent City CA 95531
Robert Dunn	PO Box 380	Gasquet CA 95543
Tim Bossard	133 NW "D" Street	Grants Pass OR 97526
Ann Ramp	555 Chetco Lane	Brookings OR 97415
Bishop George Sarros	1755 H Newclaim	Brookings OR 97415
Yvonne LaBlond	606 Easy Street	Brookings OR 97415

4. By a 6-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved (File No. SUB-1-95) a request to create a subdivision of 4 lots for commercial uses and a fifth lot for common ownership; located in the northwesterly corner of Railroad St. and Pacific Ave.; zoned C-3 (General Commercial); South Coast Lumber, applicant.

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

Woodi Davis	2828 SE Corbett	Portland OR 97201
Mary O'Holleran	604 Mardon Court	Brookings OR 97415

The applicant waived his right to have seven (7) additional days in which to submit written argument.

The Planning Commission took a recess from 9:50 p.m. to 9:56 p.m.

5. By a 6-0 vote, (motion: Commissioner Ham, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. SUB-1-95.
6. By a 6-0 vote, (motion: Commissioner Ham, second: Commissioner Lindsey) the Planning Commission approved (File No. CUP-10-95) a request for a Conditional Use Permit to establish a 45 unit assisted care facility on a 2.28 acre parcel of land; located north of Highway 101 and east of Chetco Lane behind the Westward Motel; zoned R-2 (Two Family Residential); Pinnacle Health Care, Inc.; applicant. The approval included amending the Final ORDER to require establishing one off-street loading space pursuant to Section 92.020 of the Land Development Code and the elimination of a condition requiring fencing of the property.

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

Dave Leonard	PO Box 741	Winchester OR
Celia Weaver Taylor	508 Chetco Lane	Brookings OR 97415

The applicant waived his right to have seven (7) additional days in which to submit written argument.

7. By a 6-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-10-95 as amended.

#### **COUNTY REFERRALS**

None

#### **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**

None

#### **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commission Krebs reviewed conditions of approval on CUP-3-94 that have not been completed at this time. They include painting the curb the entire length from Highway 101 and signage. Staff remarked that these items are on his desk now and will be attended to. She addressed landscaping at the Calvary Chapel at Pacific and Oak. A discussion ensued regarding 828 Railroad Street and what is being done on this property. Staff has found that all cars on this property belong to the property owner and that he is not working on vehicles belonging to others. There is no indication that a business is being run on these premises. The Building Official is pursuing this as a nuisance problem under the nuisance ordinance.

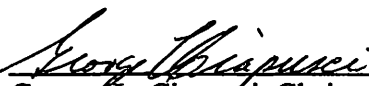
Chair Ciapusci reported that no Planning Commission members were able to attend the Planning Workshop held in Reedsport on October 28, 1995. He also reminded all in attendance that there will be an additional November session of the Planning Commission on November 14, 1995.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 11:34 p.m.

Respectfully submitted,

#### **BROOKINGS PLANNING COMMISSION**

  
George L. Ciapusci, Chair