

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

The regular meeting of the Brookings Planning Commission was called to order at 7:02 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

George Ciapusci	Mary O'Holleran
Judi Krebs	Donna Lee
Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Denise Wood, Clerk

Earl Breuer was absent.

**MINUTES**

By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Lee) the Planning Commission approved the minutes of the January 3, 1995 Planning Commission regular meeting, following corrections.

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

1. By a 6-0 vote, (motion: Commissioner Krebs, second: Commissioner O'Holleran) the Planning Commission approved (File No. SUB-2-90 PUD) a request for a final plat approval of the Phase 2C of The Cove Subdivision and Planned Unit Development located on the southeasterly side of Wharf Street opposite of King St.; Zoned R-2; Intervest, applicant.

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

1. By a 5-1 vote, (motion: Commissioner Krebs, second: Commissioner O'Holleran) the Planning Commission denied (File No. LDC-1-95) a request that an amendment to Sections 20 Single Family Residential (R-1) District, 24 Two Family Residential (R-2) District, and 28 Multiple Family Residential (R-3) District, to allow Non-Profit Rehabilitation Training Centers with a related retail store as a conditional use permit and to amend Section 124 Provisions applying to special uses, to establish parking and buffering requirements for Non-Profit Rehabilitation Training Centers; City initiated.

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

- a) Wayne Allen 440 Cleveland, Coos Bay OR
- b) Polly Keusink PO Box 880, Brookings
- c) Paul Peterson 433 Pine St., Brookings
- d) John Babin 514 Myrtle St., Brookings
- e) Dick Keusink PO Box 880, Brookings
- f) Joanna Yax 437 Pine St., Brookings
- g) Ellen Babin 514 Myrtle St., Brookings

2. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission approved (File No. VAR-1-95) a request to allow a shared driveway through one parcel to reach a landlocked parcel and to allow a third lot to share the driveway, located between Marina Heights Rd. and Marine Dr. approximately 1,600 feet east of Old County Rd.; Zoned R-1-6; Kessler, Benz & Ferry, applicants.

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

- a) Bill Ferry PO Box 564, Brookings
- b) Kurt Kessler 17400 W Ocean Dr., Brookings
- c) Chuck Brendlinger Marina Hts., Brookings

2A. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Lindsey), the Planning Commission approved the Final ORDER and Findings of Fact for File No. VAR-1-95.

*THE COMMISSION TOOK A RECESS FROM 9:05 - 9:20.*

3. By a 6-0 vote (motion: Commissioner Lindsey, second: Commissioner O'Holleran), the Planning Commission approved (File No. CUP-1-95) a request for a Conditional Use Permit to place an additional duplex unit on a parcel with an existing approved dwelling group of two duplex units, located on the east side of Pioneer Rd. north of Easy St. (716 Pioneer Rd.) **after deleting Condition #6**; Zoned R-2; Charles & Nancy Brendlinger, applicants.

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

- a) Nancy Brendlinger PO Box 6667, Brookings

3A. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Lindsey), the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-1-95, after removing Condition #6.

4. By a 4-1 vote (motion: Commissioner Krebs, second: Commissioner Lee) [Commissioner O'Holleran did not vote], the Planning Commission denied (File No. CUP-2-95) a request for a conditional use permit to construct an 8 unit mini storage facility, located on the north side of Hemlock St. one lot west of Fern Ave. (612 Hemlock); Zoned C-3; Michael Wilcher, applicant.

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

- a) Mike Wilcher PO Box 310, Brookings
- b) Betty Crook 01342 Winchuck, Brookings
- c) Steven Bruce 15700 Oceanview, Brookings

5. By a unanimous vote (motion: Commissioner Lee, second: Commissioner Freeman), the Planning Commission approved (File No. CUP-3-95) a request for a Conditional Use Permit to add a third unit on a lot in the R-2 (Two Family residential) Zone that currently contains two single family homes, located on the west side of Arnold Dr. between Roland Ln. on the south and Iris St. on the north-Condition #7 changed to require a DIA, delete condition #8 and add condition #10 pertaining to water lines; Zoned R-2; Emil Beaman, applicant.

5A. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. CUP-3-95 subject to the changes of conditions.

6. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs), the Planning Commission approved (File No. M3-1-95) a request for a minor partition to create two lots of 7,711 ± and 7,744 ± sq. ft. in size, located in the northwest corner of Third St. and Easy St.; Zoned R-1-6; Wayne Dunson, applicant.

6A. 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. M3-1-95.

7. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner O'Holleran), the Planning Commission voted to send a favorable recommendation to the City Council regarding LDC-2-95 that included a wording change of Section 100.030.4 ("each" to "a").

**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 stated that the item continued from the January hearing concerning the street name change under the bridge, would be continued to the March hearing.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Annual Report - After discussion of the draft annual report, the commission discussed the annual report and approved it to be passed on to the City Council.

Election of a Vice Chairperson - Commissioner Freeman stated that he did not want to be nominated (this occurred at the last meeting). Commissioner O'Holleran nominated Commissioner Krebs and since there were no other nominees, Commissioner Krebs was elected without a vote.

Commissioner Krebs said she wanted to thank the Commission because it was now 12:30 A.M. and it was her birthday. Happy birthday was heard from all.

Commissioner Lee said that she was concerned about the paper work they received and that they were inundated with additional handouts at tonight's meeting and asked the Planning Director about the letter from the City Attorney. The Planning Director apologized that the letter was not in their packets and stated that it was the same as the verbal explanation that Mr. Stone gave them this evening. Commissioner Lee said that she would be glad to come to the city hall to pick up letters and such that came in after the packet was prepared since it would help keep the amount of handouts at the meeting down.

Commissioner Lee asked if the Commission had the ability to require a turn around on the lot that was subject to the variance to allow easement access that was heard tonight. The Planning Director stated that the lot was recorded and that there was no way to condition it at this time. The condition for the turn around would


be applied when a building permit was issued for that lot. Discussion followed of how these concerns could be satisfied.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 12:25 a.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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George Ciapusci - Chairman