

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 4, 1996

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

MINUTES

By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the March 5, 1996, Planning Commission regular meeting. Also approved by a 7-0 vote, (motion: Commissioner Ciapusci, second: Commissioner Freeman) were the minutes of the March 13, 1996, Planning Commission joint meeting with the Capital Improvements Plan Committee.

FINAL ORDERS

None

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

1. By a unanimous vote, (motion: Commissioner Krebs, Second: Commissioner Freeman) the Planning Commission approved (File No. MC-1-95); a request for an extension of time for the minor change granted March 7, 1995, to replace an existing church building; located on the south side of Park Ave. west of Fern St., more specifically 102 Park Ave.; zoned R-3 (Multiple-Family Residential); Brookings Seventh Day Adventist Church, applicant; James Ball, representative.
2. By a 7-0 vote, (motion: Commissioner Freeman, Second: Commissioner Breuer) the Planning Commission approved the final map for Phase I of the Meadow Woods Subdivision (formerly referred to as the Olander Subdivision), consisting of seven lots around a new cul-de-sac at the end of Meadow Lane; located at the east end of Meadow Ln.; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size; Allen Olander, applicant; Jim Capp, representative.

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

- | | | | |
|----|-------------|-------------------|----------------|
| a) | Jim Capp | PO Box 2937 | Harbor OR |
| b) | Al Olander | 1529 W Newgrove | Lancaster CA |
| c) | Tim Bossard | 133 NW "D" Street | Grants Pass OR |

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARING

By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Singleton) the Planning Commission voted to deny (File No. CPZ-1-96) a request for a zone change from I-P (Industrial Park) to C-3 (General Commercial) and to send an unfavorable report to the City Council on a request for a Comprehensive Plan designation change from Industrial to Commercial for a parcel of land located fronting Cottage St., Pacific Ave., and Railroad St., more specifically 340-360 Pacific Ave., and 765, 769 and 777 Cottage St.; Courtland A. Spotswood, William M. Lea and George Lee, applicants; Michael P. O'Dwyer, representative.

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

- | | | | |
|----|--------------------|-------------|---------------|
| a) | Michael P. O'Dwyer | PO Box 1228 | Gold Beach OR |
| b) | Carl Hatfield | PO Box 371 | Brookings OR |
| c) | John Faust | PO Box 1569 | Brookings OR |

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

The Commission recessed from 8:45 p.m. to 8:54 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission voted to send a favorable recommendation to Curry County in the matter of File No. CR-P-9602; a request for a minor partition to create two lots of 7,475 and 7,710 sq. ft. in size; located on the west side of West Hoffeldt Ln.; zoned County R-1 (Residential-one); Lester and Helen Rookstool, applicants. The favorable recommendation includes a provision that the height of the fence on West Hoffeldt Lane be addressed by the Planning Director of the County in regards to a safety issue.

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

- | | | | |
|----|-----------------|---------------|------------------|
| a) | Helen Rookstool | 4135 Monrovia | Klamath Falls Or |
| b) | Denny Crowe | PO Box 2748 | Harbor OR |

2. By a 7-0 vote (motion: Chairman Ham, second: Commissioner Lindsey) the Planning Commission voted to send a favorable recommendation to Curry County in the matter of File No. CR-P-9603; a request for a lot line adjustment between two lots in the same ownership and then a minor partition of one of the parcels to create two parcels of 1.01 and 1.12 acres

for a total of three lots; located on the north side of Hilltop Rd. at the end of the road; zones County R-1 (Residential-One); Thomas K. Schultz, applicant. The favorable recommendation will include that prior to partitioning a viable water supply and sewage treatment be insured.

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

- a) Reily Smith PO Box 7276 Brookings OR

It was noted in both of the above cases that Curry County did not supply adequate criteria to the Planning Commission.

UNSCHEDULED PUBLIC APPEARANCES

Allen Olander presented a proposed neighborhood circulation plan for the Olander Subdivision (approved above as Meadow Woods Subdivision). Tim Bossard asked the Planning Commission for a recommendation on the plan and the procedure to follow to take it to the City Council. Chair Ham responded that the normal application procedure for a Plan Amendment must be followed. The application is available in the Planning Director's office.

Nancy Brendlinger, PO Box 6667, Brookings OR stated, that to her knowledge, the new Urban Growth Boundary (UGB) Management Agreement will not go into effect until the new Urban Growth Boundary is finalized. Commissioner Krebs questioned why the Planning Commission is receiving county referrals if the Management Agreement is not active. Staff will check with DLCD whether we are currently operating under the old, or the new, UGB Management Agreement.

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

None

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commission Krebs requested that copies of City correspondence regarding planning issues be sent to Commissioners. Specifically requested is the monthly Building Department report showing addresses for properties where building permits were issued and the number of EDU's used by each.

Enforcement of Conditions of Approval was discussed: curb paint and directional signage at Ron's Oil; landscaping around the Calvary Chapel; and paving of Fern Ave at the kindergarten site. Staff reported that Ron's Oil was contacted Friday, March 26, and reminded this must be done. Commissioner Breuer reported that the church has started its landscaping and hopes to have it

finished by Azalea Festival in May. Staff stated there is a six-month time frame for paving at the kindergarten. Processes for follow-up on Conditions were discussed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



C. D. Ham, Chair