

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
June 4, 1996**

The regular meeting of the Brookings Planning Commission was called to order at 7:01 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	Ted Freeman, Jr.	Linda Phillips, Secretary
Judi Krebs	Dave Ham	
Marv Lindsey	John Bischoff, Planning Director	

Commissioners Singleton and Breuer were absent.

MINUTES

By a 3-0 vote (motion: Commissioner Krebs, second: Chair Ham) the Planning Commission approved the minutes of the May 7, 1996, Planning Commission regular meeting following corrections. Commissioners Freeman and Ciapusci abstained as they were not present at the May meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None

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

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Ciapusci) the Planning Commission approved (File No. M3-5-96) a request for a minor partition to divide a 0.50 acre parcel of land into two lots of 9,655.41 and 11,983.70 sq. ft. in size; located on the west side of Second Street approximately 166 feet south of Ransom Ave., zoned R-2 (Two Family Residential); James Morrison III, applicant; Denny Crow of Stuntzner Engineering and Forestry, representative.

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

- | | | | |
|----|-------------------|-------------|--------------------|
| a) | Denny Crowe | PO Box 2748 | Harbor OR 97415 |
| b) | Christine Bozzone | PO Box 6604 | Brookings OR 97415 |

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

2. In a unanimous vote (motion: Commissioner Krebs, second: Commissioner Ciapusci,) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-5-96.
3. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission approved (File No. M3-6-96) a request for a minor partition to divide a 1.96 acre parcel of land into two lots of 1.00 and 0.96 acres in size; located between Marina Heights Rd. on the north and Marine Dr. on the south and east of Old County Road, zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Royal Star, Inc. applicant, Nancy Brendlinger, representative. The approval deleted a condition of approval that the applicant place a fire hydrant along the Marine Drive frontage of the subject parent lot.

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

a) Nancy Brendlinger PO Box 6667 Brookings OR 97415

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

Commissioner Ciapusci asked for clarification on the placement of a fire hydrant in this area. The Planning Director responded fire hydrants are addressed in the building permit for the first lot built upon within 500 ft. of an existing hydrant. There is an hydrant located on Old County Road.

4. In a unanimous vote (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-6-96.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 4-0 vote (motion: Commissioner Freeman, second: Commissioner Lindsey, Commissioner Krebs declared bias and did not participate in this action) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-P-9605; a request for a minor partition to divide a 2.05 acre parcel into two lots of 40,168 and 49,547 sq. ft. in size; located on the north side of West Benham Lane opposite the easterly end of Bayview Drive in Harbor; zoned R-2 (Residential-Two) County; Margarette Matson, applicant; Mark Matson, representative. Mr. Matson was present but made no presentation.

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 Planning Director will have a quarterly report at the next scheduled regular meeting which will be held August 6, 1996.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs explained her bias in County Referral, File No. CR-P-9605, remarking that if the application is worthy of the Planning Commission's decision it is worthy of being presented to the Commission before 7:50 p.m. of the meeting night.

She added the conditions of approval at Ron's Fast Gas have not be met. The curb has been painted but the placement of directional signage seems to lingering. She was told by the City Manager that the Community Development Director and Planning Director would be coming before the Planning Commission asking for a change of conditions of approval regarding the signage. Staff answered that this needs to be done.

The calendar that was included in the packet for this meeting was incorrect. Commissioner Krebs noted the special Planning Commission meeting of June 18, 1996, was not included on the calendar while the July 2, 1996, meeting which has been canceled, was shown.

She questioned enforcement of the sign ordinance regarding signs such as the posts remaining at Loring's and sandwich board signs. Staff reported that all sandwich board signs must have a permit and currently he knows of none that do not. After a meeting with the Building Inspector and the City Manager, Loring's sign posts have been allowed to stand as they are structurally sound and Mr. Loring eventually wants to use them for a new sign.

Chair Ham also repeated Commissioner Krebs comments on the calendar errors. There will be a special meeting of the Planning Commission on June 18, 1996, for a public hearing on a City initiated street vacation in Stout Park. Also the July regular Planning Commission meeting has been canceled and the next regular meeting will be August 6, 1996.

Commissioner Ciapusci questioned whether there had been a change of procedure or a straying from procedure in how Planning Commission meetings are being conducted. No agenda cover sheets were included with the Commissioner's packet nor was the cover sheet read at the beginning of the public hearings. Since these cover sheets state the rules and procedures for public hearings they are an important part of the agenda and need to be adhered to during the meeting. Although Commissioner Ciapusci was not at May's Planning Commission meeting he reviewed the minutes regarding applicants' testimony during public hearings and stated the cover sheet clearly indicates the applicant

must appear before the Planning Commission. He added the Planning Commission must not establish a precedent of the applicant not giving his case.

Chair Ham reminded the Commission of the special meeting on June 18, 1996. In response to Commissioner Krebs question of why the County Referral heard tonight could not have been heard at the special meeting, the Planning Director answered that he would not be present at the special meeting and wanted to be sure the County Referral was heard so the County's process would not be delayed.


Chair Ham also assured Commissioner Ciapusci that there has been no change in procedure and if an error has occurred it will be corrected.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

A handwritten signature in black ink, appearing to read 'C. D. Ham', is written over a horizontal line.

C. D. Ham, Chair