

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
July 1, 1997**

The regular meeting of the Brookings Planning Commission was called to order by Chair George Ciapusci 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.

George Ciapusci	Keith Pepper	Rick Dentino
Earl Breuer	Marv Lindsey	John Bischoff, Planning Director
Judi Krebs	Ted Freeman	Linda Barker, Secretary

Ex Officio Commissioner Babin was not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

Chair Ciapusci announced there will be a joint meeting of the City Council and the Planning Commission July 14, 1997 at 6:00 p.m. in the Council Chambers.

The Planning Commission will discuss the proposed Capital Improvement Plan in a public meeting at the next Planning Commission regular meeting, August 5, 1997.

MINUTES

By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the minutes of the June 3, 1997 meeting as written.

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 6-1 vote (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Krebs, Freeman, Breuer, Ciapusci, Pepper and Dentino; voting against: Commissioner Lindsey) the Planning Commission approved (File No. CUP-3-97) a request for a conditional use permit to allow the construction of a power substation on a 3.47 acre parcel of land located on the south side of Hampton Road approximately 125 feet east of Parkview Drive; Coos Curry Electric Co-operative, applicant; Lauren Porsch, representative. The motion deleted proposed conditions of approval numbers 7 and 8, renumbered No. 9 and added a condition to require that prior to any construction on the site the applicant have the final map for the Minor Partition that created the subject parcel recorded with the County Clerk.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, Freeman, Dentino and Ciapusci. Each declared this caused no bias. Kim Jester challenged Commissioner Freeman for conflict of interest citing that his business could benefit during construction of the substation. After hearing Commissioner Freeman's statement Chair Ciapusci ruled there was no conflict.

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

a) Lauren Porsch	PO Box 819	Brookings OR
b) Jack Darger	PO Box 1958	Brookings OR
c) Tom Herrod	1089 Parkview Drive	Brookings OR
d) Don Hodges	96978 Park Lane	Brookings OR
e) Kim Jester	PO Box 3149	Harbor OR
f) Jerry McGee	96949 Hampton Road	Brookings OR
g) Ron Eslick	PO Box 1153	Brookings OR
h) Lindsay Berryman	1694 Highcrest Drive	Medford OR

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

2. By a 6-1 vote (motion: Commissioner Krebs, second: Commissioner Breuer; voting for Commissioners Krebs, Pepper, Freeman, Ciapusci, Breuer and Dentino; voting against: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-3-97 as amended.

The Planning Commission recessed from 8:47 p.m. to 8:54 p.m.

3. By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. M3-8-97) a request for a minor partition to divide a 1.0 acre parcel of land to create two parcels of 12,613 and 31,065 sq. ft. in size each, located on the east side of Third Street approximately 142 feet north of Easy Street; Catherine L. Lathrop, applicant; Reily Smith, representative.

After the hearing was announced the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, Freeman and Ciapusci. Each declared this caused no bias. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

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

a) Reily Smith	PO Box 7276	Brookings OR
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The applicant waived his right to seven (7) additional days in which to submit written argument.

4. By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-8-97 as written.
5. By a 5-1 vote (motion: Commissioner Breuer, second: Commissioner Freeman; voting for: Commissioners Krebs, Freeman, Breuer, Pepper and Dentino; voting against: Commissioner Lindsey; Commissioner Ciapusci declared bias and removed himself from the bench) the Planning Commission denied (File No. VAR-2-97) a request for a variance to allow reduced side yard setbacks to allow construction of a proposed addition to an existing house located at 96396 Dawson Road; James and Lindsay Berryman, applicant.

Before the hearing was opened Commissioners Pepper and Krebs declared ex parte contact as a result of a site visit. Each declared this caused no bias. For this agenda item Chair Ciapusci removed himself from the bench citing personal bias. Vice Chair Krebs assumed the gavel.

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

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| a) Lindsay Berryman | 1694 Highcrest Drive | Medford OR |
| b) Jerry Weichers | PO Box 6041 | Brookings OR |

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

6. By a 5-1 vote (motion: Commissioner Breuer, second: Commissioner Dentino; voting for: Commissioners Freeman, Pepper, Krebs, Dentino and Breuer; voting against: Commissioner Lindsey; Commissioner Ciapusci had excused himself from the hearing) the Planning Commission approved the Final ORDER and Findings of Fact for File No. VAR-2-97 as written.

Following the public hearing on VAR-2-97 Commissioner Ciapusci reentered the room and resumed as Chair. Commissioner Breuer asked to be excused and left the meeting at 10:05 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman; voting for: Commissioners Krebs, Freeman, Pepper, Lindsey and Dentino; abstaining: Chair Ciapusci) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9716 a request for a variance to the yard setbacks from the road center line to make use of an irregularly shaped 0.35 acre lot; located on Short Way, approximately 220 feet from Oceanview Drive, Harbor; W. J. Falkenstein, applicant.

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

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| a) W. J. Falkenstein | 133 NW Wrightwood Circle | Grants Pass OR |
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Before the referral was heard Chair Ciapusci reminded the Commissioners and hearing participants that there was no need to declare ex parte contact as this item was not a public hearing.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Planning Director Bischoff reported on the open house held June 19, 1997 for the Highway 101 Couplet Refinement study. Approximately 70 to 80 people attended. The plan prepared by the consulting firm W & H Pacific will be distributed to all Planning Commission members.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

Rather than give an oral quarterly report the Planning Director will include his report in the August Commission packet for discussion at the August meeting.

Director Bischoff gave a report of the City Council action on John Zia's appeal of the Planning Commission decision requiring curbing, sidewalk, gutter and paving on Ransom Street as a condition of approval for M3-7-97. The Council denied the appeal. However adjoining property owner Marvin Lindsey volunteered to place curb, gutter and sidewalk adjacent to his three lots if Mr. Zia would improve his section and the Council agreed the City would do drainage improvements.

Staff also recapped the oral arguments given at the Oregon Court of Appeals hearing on the Urban Growth Boundary. The Court's ruling is expected before August.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS


Commissioner Pepper related that signs at Boomerangs and the Thrift Shoppe are hanging below regulation clearance. Also mentioned was signage at Matt's Wholesale Foods. This sign will be removed as the business is closing. The Planning Director will follow up on compliance by the businesses noted.

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 L. Ciapusci, Chairman