

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
August 5, 1997**

The regular meeting of the Brookings Planning Commission was called to order by Vice-Chair Judi Krebs 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.

Earl Breuer
Judi Krebs
Keith Pepper

Marv Lindsey
Ted Freeman
Rick Dentino

John Bischoff, Planning Director
Linda Barker, Secretary

Ex Officio Commissioner Babin was not present at the meeting. George Ciapusci joined the meeting at 7:01 p.m. and assumed the Chair position.

CHAIRPERSON ANNOUNCEMENTS

None

MINUTES

By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the minutes of the July 1, 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 7-0 vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved (File No. CUP-7-97) a request for a conditional use permit to expand an existing building to establish a 33-unit residential care facility over two lots located on the south side of Railroad Street opposite the south end of Oak Street, more specifically 425 and 503 Railroad Street; Don and Becky Hodges, applicants; Mike Crow, Crow/Clay & Associates, Inc., representative.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Freeman, Dentino and Ciapusci. Commissioner Breuer declared he is the caretaker of the property for the present owners. 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) Mike Crow	125 W Central, Suite 400	Coos Bay OR
b) Becky Hodges	96978 Park Lane	Brookings OR

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

2. By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-7-97.
3. By a 7-0 vote (motion: Commissioner Pepper, second: Commissioner Breuer) the Planning Commission approved (File No. CUP-6-97) a request for a conditional use permit to use two of the classrooms in an existing church building to conduct classes for 6th grade public school students, located in the southeast corner of Pacific Avenue and Oak Street, more specifically 544 Pacific Avenue; Brookings-Harbor School District, applicant; Sue Musser, representative.

After the hearing was announced the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, Ciapusci, Lindsey and Breuer. Commissioner Dentino stated he had a child in the 6th grade at Azalea School. 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) Sue Musser	564 Fern Avenue	Brookings OR
b) Adrian Van Aswegen	17182 Rainbow Rock Road	Brookings OR
c) Gary Cooper	818 Pioneer Road	Brookings OR

No one participating in the hearing asked for additional time to keep the record open. The applicant waived his right to seven (7) additional days in which to submit written argument.

4. By a 7-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-6-97 as written.
5. By a 7-0 vote (motion: Commissioner Pepper, second: Commissioner Breuer) the Planning Commission voted to send a recommendation to the City Council for additional cautionary signs and law enforcement on Fir, Oak, and Pacific Streets and Pioneer Road during school hours.

The Commission recessed from 8:48 p.m. to 8:55 p.m.

6. By a 7-0 vote (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission approved (File No. CUP-8-97) a request for a conditional use permit to reopen an existing restaurant which has been closed for a number of years; located at Railroad Street between Cove Road and Memory Lane; Janet Green, applicant; Jonathon Kemp, representative. The approval included the following changes to the conditions of approval:

1) Condition #3 be changed to read: If the applicant desires to install a drive-thru window for the restaurant, a minor change must be filed with the Planning Department and brought to the Planning Commission pursuant to Section 140.150 of the city's Land Development Code.

2) Added Condition #11: The applicant shall purchase **no parking** signs and cause them to be installed on Cove Road in locations to be determined by city staff. The applicant shall consult with the city staff about the need for and location of **no parking** signs on Memory Lane. In the event that **no parking** signs are required on Memory Lane the applicant shall purchase the required number of signs and cause them to be installed.

After the hearing was announced Commissioner Krebs declared ex parte contact as a result of a site visit. She 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) Jonathon Kemp PO Box 578 Brookings OR 97415

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

7. By a 7-0 vote (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-8-97 as amended.
8. By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. M3-9-97) a request for a minor partition to create two lots of 21,795 and 26,840 sq. ft. in size; located in the southeast corner of Old County Road and Marina Heights Road; Cooper & Sons Construction Co., applicant; Gary Cooper, representative.

After the hearing was announced the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, and Freeman. Each declared this caused no bias. Commissioner Freeman stated he sells products to Cooper and Sons but this would not affect his decision in the matter. 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) Gary Cooper 818 Pioneer Road Brookings OR

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

9. 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. M3-9-97 as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Planning Director Bischoff reported on the Public Facilities and Services Study. Originally \$30,000 in state funds had been approved for the study which was to be completed by the end of June. Due to a late start for the project, the grant was cut back to \$20,000 and the product of the study was decreased. The conditions of this grant have been fulfilled and closed out. The city has now submitted an application for the remaining \$10,000 to finish the project plus \$4,000 to have the consultant present their findings and recommendations to the city and county Planning Commissions, the County Commissioners and the City Council. The state of Oregon added \$1,000 to the grant monies because of requirements to work with various state agencies on this project. These funds have been approved and will be forthcoming.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director's quarterly report was included in the Commission packet. Commissioner Krebs remarked this was a useful way to distribute the report so that any questions Commissioners have can be answered at the meeting. Director Bischoff agreed this was a good way to handle the quarterly report and will, in the future, include it in the packet for Commissioner review.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chair Ciapusci recapped his remarks to the City Council on the recall issue. The article in the Curry Coastal Pilot following the Council meeting said George Ciapusci, Chairman of the Planning Commission would "use anything in his power to defeat the recall." This statement in the newspaper has raised a lot of questions and concern on Chair Ciapusci's part as he clearly and specifically stated he was speaking as a private citizen representing no group of any kind.

Commissioner Breuer listed city streets that need patching: Alder Street, Easy Street and Railroad Avenue. The damage to these streets is from a variety of causes including waterline and sewerline breaks. The need for repairs has been evident for many months. After Commission discussion Planning Director Bischoff was directed to seek the proper procedures for requesting that street repairs be done on a timely basis.

Commissioner Freeman related that he was called this evening by Larry Anderson regarding final map approval for a redesign of a previous Planned Unit Development. The Commission heard the application in March and approved the redesign. Commissioner Freeman told Mr. Anderson that he could not speak to him regarding the matter, that he needed to speak with Director Bischoff. Bischoff

explained that Mr. Anderson had requested the final map approval be placed on tonight's agenda. The item had been received by the city in a timely matter but it had been overlooked and was not on the agenda. Because Mr. Anderson needs recorded maps before he can obtain construction funding Director Bischoff requested a special Planning Commission meeting to address this one item. Commissioner Krebs moved and Commissioner Freeman seconded a motion to permit Chair Ciapusci to approve and sign this one final map once it was ascertained by city staff that the final map is identical to the preliminary plat presented at the hearing in March. The motion carried.

Commissioner Pepper noted the Comprehensive Plan includes an evaluation of scenic, historical and cultural attributes. He volunteered to work on any Periodic Review task that addresses these attributes. Commissioner Pepper related that signs he had mentioned at previous meetings were still out of compliance with Land Development Code guidelines and that there was a safety issue involved. Director Bischoff will contact business owners about these signs. To Commissioner Peppers inquiry, Director Bischoff answered that the Infill Study has been completed but that he has not had a chance to read the document yet. This will be reviewed at a future meeting. The review of the Hillside Ordinance will be convened in September. At the joint Planning Commission/City Council meeting of July 28, 1997 there seemed to be unanimous agreement that DIAs are not the preferred way to go for street improvements yet Commissioner Pepper felt no clear direction was presented. The item is slated for further investigation by the joint groups.

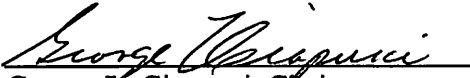
Commission Krebs commented on RV parking signs attached to a chain link fence on Memory Lane. The site of the vacated building at Chetco Avenue and Chetco Lane is being used to sell a variety of wood crafted items such as greenhouses and storage sheds. Commissioner Krebs questioned if any action is being taken to restrict this. Planning staff has given this information to the Business License clerk. Commissioner Freeman said this is a self limiting problem as the site will be leveled by the end of August and a Subway Sandwich Shop constructed. Commissioner Krebs also questioned why, if sandwich board signs are not allowed on sidewalks, are boats allowed. She cited boats leaning against the building in front of Loring's Lighthouse Sporting Goods. The curbs and sidewalk recently constructed on Pacific Avenue at Railroad Street seem to have narrowed the driving surface so that parking on the westerly side of Pacific causes traffic concerns. Commissioner Krebs asked staff to investigate street-side parking on Pacific Avenue.

Planning Director Bischoff announced that the city Building Official, Doug Alexander will be leaving the city in November to take a position with the State of Oregon in the Building Codes Division.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:27 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION


George L. Ciapusci, Chairman