

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
September 2, 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
Earl Breuer
Judi Krebs

Keith Pepper
Marv Lindsey
Rick Dentino

Jessica Babin
John Bischoff, Planning Director
Linda Barker, Secretary

Commissioner Ted Freeman was not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

Chair Ciapusci presented a plaque of appreciation to ex officio Commissioner Jessica Babin. This is Commissioner Babin's last official meeting. Commissioner Babin thanked the Commission for the learning opportunity she was given and recognized her mentor, Commissioner Krebs, for the support Mrs. Krebs provided her.

MINUTES

By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Lindsey) the Planning Commission approved the minutes of the August 5, 1997 meeting as corrected.

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 6-0 vote (motion: Commissioner Breuer, second: Commissioner Pepper) the Planning Commission approved (File No. CUP-9-97) a request for a conditional use permit to establish a 16-unit residential care facility; located on the south side of Parkview Drive, approximately 624 feet east of Highway 101; J.C. Patel, applicant; Richard Turi, Architect, representative. The approval included changes to the conditions of approval as follows:
 - Item #8 changed to read: The applicant shall construct Parkview Drive with curb, gutter, sidewalk and required pavement along the subject property frontage. The actual location of these improvements within the right-of-way shall be determined by the applicant's engineer, a traffic engineer (words added) and the City Engineer and if required the applicant shall dedicate to the city for right-of-way purposes, sufficient

land along the Parkview Drive frontage to provide 25 feet of right-of-way on the south side of the center line.

Item #9 be eliminated in its entirety.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Dentino and Lindsey. Commissioners Lindsey and Dentino declared the applicant is their physician. Commissioner Breuer declared he is acquainted with the applicant. 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:

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| a) Richard Turi | PO Box 1107 | North Bend OR |
| b) J.C. Patel | PO Box 760 | Brookings OR |
| c) Sally Bogner | 17676 Garden Ridge Road | Brookings OR |
| d) Tom Herrod | 1089 Parkview Drive | Brookings OR |
| e) Kathleen O'Donnell | PO Box 8 | Brookings OR |
| f) Ron Eslick | PO Box 115 | Brookings OR |
| g) Rick Tidwell | PO Box 363 | Brookings OR |
| h) Barbara Wilson | PO Box 7107 | 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.

2. By a 6-0 vote (motion: Commissioner Pepper, second: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-9-97 with the above changes to the conditions of approval.

The Commission recessed from 8:57 to 9:03. Commissioner Babin was excused from the remainder of the meeting.

3. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Pepper) the Planning Commission approved (File No. M3-10-97) a request for a minor partition to divide an existing lot into two lots of 1.00 acre in size each; located in the northeast corner of Old County Road and Marine Drive; Royal Star, Inc., applicant; Charles Brendlinger, representative.

After the hearing was announced the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, and Lindsey. 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:

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| a) Charles Brendlinger | PO Box 6667 | 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 6-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-10-97 as written.
5. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Pepper) the Planning Commission approved (File No. PD-1-98/AMD-2) a request for a replat of the subdivision component of the existing Brookhaven Planned Unit Development to change two existing but undeveloped footprint lots from single family footprints to duplex footprints; located on the north side of Ransom Avenue between the intersections of Sixth Street on the west and Fern Avenue on the east; Mike Cremarosa, applicant; Rich Roberts, Stuntzner Engineering, representative. The approval reiterated conditions of approval No. 5 that prior to recordation of the final plat map the applicant construct sidewalk between the sections of existing sidewalk on the east side of Brook-Haven Drive and added conditions No. 11:

The realignment of the storm sewer main around the replatted building site shall be engineered and the construction plans shall be submitted to the City Engineer for review and approval;

and No. 12:

The old section of storm sewer main shall either be removed or otherwise altered in such a manner to ensure that the structures placed over it are properly supported. Alteration plans shall be approved by the City Building Official.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Pepper, Breuer and Lindsey. 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:

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| a) Rich Roberts | PO Box 2748 | Harbor OR |
| b) Ed Wagner | 868 Brookhaven | Brookings OR |
| c) Frances Johns | 815 C Brookhaven | Brookings OR |
| d) Irene Hinkley | 827 D Brookhaven | Brookings OR |
| e) Dolores Oman | 846 Brookhaven | 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.

6. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File No. PD-1-86/AMD-2 with the additional conditions of approval.
6. By a 6-0 vote (motion: Commissioner Pepper, second: Commissioner Breuer) the Planning Commission voted to table to a future date LDC-1-97, a city-initiated request for an

amendment to Resolution 399, Establishing a Citizens Involvement Program, to redefine how membership of a Citizens Advisory Committee is selected and who is eligible for membership on an advisory committee.

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 PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote (motion: Commissioner Pepper, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9720, a request for a conditional use permit to build a house in the County's C-1 (Light Commercial) Zone; located on the south side of Hanscam Street, Harbor; Marian L. Rambeck, applicant; Karl D. Johnson, Seashore Real Estate, representative. The favorable response will include a suggestion that either the applicant or the county pursue acquiring a dedicated right-of-way or an easement that will provide legal access from Hanscam St. to Shopping Center Avenue.

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

a) Karl Johnson 1201 Chetco Avenue Brookings OR

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

As follow up to items mentioned at the August 5, 1997 Planning Commission meeting Planning Director Bischoff reported:

1. Staff contacted Mrs. Musser of School District 17-C and gave approval for the District to place temporary caution signs in the street at the major intersections if the District desired to do so.
2. Street repairs are done on the availability of asphalt as the city cannot buy and store asphalt. When it becomes available, for cost reasons, the city cannot buy just enough for one street patch. Therefore some street cuts must wait until there is sufficient need for asphalt.
3. Boomerangs and the Thrift Shoppe have been personally contacted regarding their low-hanging signs. Boomerangs had responded the sign would be in compliance after

painting of the building was completed. Since no building painting has been done staff sent a letter asking the sign be raised to the required height. An employee of the Thrift Shoppe was asked to have the owner contact the city. No contact was made by the owner so they also have received a letter asking for removal of the sign.

4. A letter requesting removal of a RV Parking sign has been sent to the property owner on Memory Lane.
5. In response to questions about boats on display in front of Lorings Lighthouse Sales further research is being done on the issue of displaying merchandise on city sidewalks.
6. The curb to curb distance of Pacific Avenue at its intersection with Railroad Street is built to a standard 50 feet. It is the intersection of Pacific Avenue at Highway 101 that is oversized (new construction replaced existing curbs). When the intervening section of Pacific is constructed the sidewalks will be blended together. Staff will look at striping on the south end of Pacific to see if it is in the correct position.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

After the County Referral was heard the Planning Commission voted 6-0 (motion: Commissioner Krebs, second: Commissioner Lindsey) to direct staff to contact the Oregon Department of Transportation (ODOT) regarding ODOT's plans for improvements to Highway 101, specifically Highway 101 from Easy Street to Carpenterville Road and to relate concerns expressed by both the public and Commissioners at tonight's Planning Commission meeting and at the meeting regarding the Nazarene Church.

Commissioner Krebs asked about the request for additional law enforcement at the schools during hours when the children are arriving and leaving. Staff will make this recommendation to the City Council.


Commissioner Breuer asked about the sign above Matt's Grocery. It has been replaced by a new sign leading Commissioners to believe the business is not closing. A new sign has also appeared for a pawn shop business in the same business center. Commissioner Pepper asked for clarification on signs and the distance they are allowed to extend from a building. He suggested a citizen's task force to assist staff in the sign enforcement area.

The minutes of the July 28, 1997 joint meeting with the City Council have been distributed to Council members and the public, however the Planning Commission has not received copies of these minutes. The Planning Commission secretary will mail these minutes to the Commissioners.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 11:07 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION


George L. Ciapusci, Chairman