

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
January 7, 1997

The regular meeting of the Brookings Planning Commission was called to order by Vice-Chair Ted Freeman 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
George Ciapusci	John Bischoff, Planning Director
Ted Freeman, Jr.	Linda Barker, Planning Secretary
Keith Pepper	

Vice-Chair Ted Freeman introduced and congratulated incoming Commissioner Keith Pepper. Commissioner Pepper will fill the unexpired term of Dave Ham who now sits on the City Council.

Nominations for Chair of the Planning Commission were Commissioner Pepper and Commissioner Ciapusci. Commissioner Krebs moved and Commissioner Breuer seconded closing nominations. In a secret ballot Commissioner Ciapusci was elected as new Chair of the Planning Commission.

Nominations for Vice Chair of the Planning Commission were Commissioner Pepper and Commissioner Krebs. Commissioner Breuer moved and Commissioner Krebs seconded closing nominations. In a secret ballot Commissioner Krebs was elected as new Vice Chair of the Planning Commission.

MINUTES

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved the minutes of the December 3, 1996 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 5-0 vote, (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission voted to send a favorable recommendation to the City Council regarding CPZ-1-97, a request for a change in the Comprehensive Plan designation from Commercial to Residential and a change of zone from C-4 (Tourist Commercial) to R-3 (Multiple-Family Residential) for a 2± acres parcel of land located on the south side of Bridge Street adjacent to the west side of the Chetco River; Lloyd Bendickson and Dennis Sullivan, applicants,

Richard B. Davis Co., Inc., representative.

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

a) Tom Cade	140 Rowdy Creek Road	Smith River CA
b) Fred Hummel	202 Alder Street	Brookings OR
c) Richard Wilson	117 Tanbark Road	Brookings OR
d) Gary Cooper	818 Pioneer Road	Brookings OR
e) Lloyd Bendickson	2454 Heritage Way	Medford OR

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

2. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Ciapusci) the Planning Commission approved (File No. M3-1-97) a request for a minor partition to create two lots of 9,960.60 and 10,525.68± sq. ft. from a parent parcel of 20,492.28 sq. ft.; located on the east side of South Passley Road approximately 280 feet south of Dawson Road, more specifically 17257 South Passley Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Bret and Amanda Cooper, applicants. The motion included adding to the conditions of approval: item 6, All existing buildings on the subject lot shall be removed prior to recordation of the final plat map; item 7, The applicant shall determine a name for the new private street and upon approval of the Planning Department shall have the name of the street recorded on the final plat map; and item 8, The applicant shall purchase and install No Parking signs along the private street. The words "Tax Lot 3200" shall be inserted into section 3b of the conditions of approval following the word "if" in the last sentence of the section.

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

a) Bret Cooper	99022 West Freeman Lane	Brookings OR
b) Gary Cooper	818 Pioneer Road	Brookings OR

Before the hearing Commissioner Freeman declared that he has dealt with Bret Cooper in the past, selling him construction materials but this presents no conflict of interest. No one wished to challenge any Commission member.

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

3. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-1-97 with the change of conditions as noted above.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission voted to send a favorable recommendation to Curry County in the matter of CR-S-9603; a request for a subdivision to create four lots ranging in size from 6,654.31 to

REPORT OF THE PLANNING DIRECTOR

The Planning Director verified Planning Commissioners had received copies of the draft of the annual report. Former Chair Ham asked for suggestions or revisions before it is submitted to the City Council.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Ciapusci asked for an update on an unauthorized sandwich board sign at Railroad Avenue and Wharf Street. The Planning Director responded an investigation of the business involved revealed it was located in the correct zone and now the business will be contacted to remove its sign as it does not meet the requirements for displaying sandwich board signs.

Commissioner Ciapusci also questioned the new business going into the Pacific Building. Director Bischoff answered that this business manufactures dental appliances (false teeth, plates, etc.) and so meets requirements for the zone.

Newly elected Chair Ciapusci thanked his fellow Commissioners for their vote of confidence and stated he has worked with Commissioner Krebs in this capacity before and feels they will work effectively together.

Commissioner Krebs said there is an RV connected to water and electrical service at 828 Railroad and people appear to be living in it. She also noted car sales seem to be ongoing on a lot at Spruce Street and Alder Street. It was determined this is City property and the Planning Director will take this to the proper authority.

Commissioner Pepper commented that the Parks and Recreation Commission has always hoped to develop a relationship between the two commissions and wondered if the Planning Commission would consider appointing a liaison to attend the Parks and Recreation Commission meetings. Parks and Rec would like to be included in discussions regarding items like proposed subdivisions and this liaison would permit an exchange of information of the dealings of each Commission. Commissioner Pepper volunteered to be this liaison if the Commission felt the position was warranted. Commissioners remarked that the need for this interaction had been stated in the annual report for years and welcomed Commissioner Pepper's offer.

Commissioner Breuer complimented City staff on the cleanup that has been done at the property next to the paint store on Railroad Avenue. There are other areas in the City that staff is working on to get cleaned up.

Commissioner Krebs asked staff if there is a Planning Commissioner representative on the Public Facilities and Services Committee. Staff replied that this committee has not yet been activated.

Commissioner Ciapusci sought additional input on the annual report and will make appropriate changes to the draft before it is presented to the City Council.

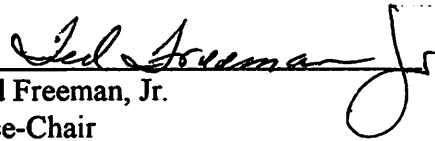
ADJOURNMENT

Before adjournment presiding Vice Chair Freeman congratulated Commissioner Ciapusci on his election as new Chair and Commissioner Krebs on being elected Vice Chair. He reminded Commissioner Ciapusci of a question he had asked of Commissioner Freeman when he first served

a term as Chair of the Commission, "Ted, does it ever get any easier?" Commissioner Krebs added the advice never to look at a short agenda and say "I'll be home in an hour and half."

There being no further business before the Planning Commission, the meeting was adjourned at 9:03 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION


Ted Freeman, Jr.
Vice-Chair