

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**February 4, 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.

Earl Breuer  
George Ciapusci  
Ted Freeman, Jr.  
Keith Pepper

Judi Krebs  
Marvin Lindsey  
Chet Singleton  
Jessica Babin

John Bischoff, Planning Director  
Linda Barker, Secretary

Chair Ciapusci announced that he had been invited to and attended the Mayor and City Council Goals Setting Session held February 1, 1997. He requested the Councilors include two Planning Commission related goals in the final list for fiscal year 1997-98: (1) joint Council/Commission meetings four times a year and (2) continued funding for Commissioner training sessions.

**MINUTES**

By a 5-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer; abstaining Commissioners Lindsey and Singleton) the Planning Commission approved the minutes of the January 7, 1997 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 5-2 vote, (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Krebs, Freeman, Breuer, Ciapusci and Pepper; voting against: Commissioners Lindsey and Singleton) the Planning Commission denied (File No. CUP-4-96/MC-1) a request for an amendment to the conditions of approval for an approved conditional use permit to operate a day care facility, to allow the street improvements and right-of-way dedication be deferred; located on the northwest corner of Arnold Lane and Moore Street; zoned R-3 (Multiple-Family Residential); John and Tricia Kukawsky, applicants.

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

a) John Kukawsky

PO Box 6636

Brookings OR

b) Joyce N. Forette

830 Bennett

Medford 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 Freeman, second: Commissioner Breuer) the Planning Commission approved (File No. SUB-1-97) a request for a subdivision to create 6 lots ranging in size from 7,519.50 to 12,955.01 sq. ft. in size from two lots that total 1.54± acres; located on the west side of South Passley Road approximately 132 feet south of Dawson Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Vic and Susan Williams, applicants; Richard Roberts, Stuntzner Engineering, representative.

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

a) Richard Roberts

PO Box 2748

Harbor OR

b) Dana Hall

96515 Dawson Road

Brookings OR

Before the hearing Commissioners Freeman and Singleton each declared they had business dealings with Mr. and Mrs. Williams in the past and this presents no conflict of interest. No one in the audience 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 7-0 vote (motion: Commissioner Breuer, second: Commissioner Singleton) the Planning Commission approved (File No. VAR-1-97) a request for a variance to allow a front yard setback of 11.2 feet rather than the required 20 feet for the existing house on the subject property; located on the west side of South Passley Road approximately 132 feet south of Dawson Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Vic and Susan Williams, applicants; Richard Roberts, Stuntzner Engineering, representative.

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

a) Richard Roberts

PO Box 2748

Harbor OR

b) Dana Hall

96515 Dawson Road

Brookings OR

Before the hearing Commissioners Freeman and Singleton each declared they had business dealings with Mr. and Mrs. Williams in the past and this presents no conflict of interest. No one in the audience wished to challenge any Commission member.

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 Document No. SUB-1-97 with a change of wording to condition 9 of the Conditions of Approval, eliminating the words "a 4 foot wide sidewalk on the *north* side and substituting the words "a four foot wide

sidewalk on *one* side.

5. By a 7-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. VAR-1-97 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 the second meeting of the Transportation Growth Management Program's Infill and Redevelopment Committee was held in January and the group is making progress in its study. Preliminary analyses of the residential areas in the existing Urban Growth Boundary have not pointed to a single area that is particularly undeveloped, meaning infill potential is spread evenly throughout the area of the study. The next portion of the study will concentrate on the redevelopment potential of the commercial and industrial areas within the existing Urban Growth Boundary.

**MESSAGES AND PAPERS FROM THE CITY MANAGER**

None

**MESSAGES AND PAPERS FROM THE MAYOR**

None

**REPORT OF THE PLANNING DIRECTOR**

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Krebs asked the Planning Director if we had received any comments from the County Planning Department regarding media reports on Brookings Planning Commission's decisions on County referrals. Bischoff answered he has been talking with the County's Planning Director to set up a meeting on areas of contention. A brief meeting had been held in 1996 with last year's Planning Commission Chair Dave Ham, County Planning Director Nordstrom and Bischoff but nothing was resolved. Chair Ciapusci noted the issue is in the Planning Commission's Annual Report for 1996 and a round table discussion needs set with himself, Vice Chair Krebs, Planning Director Bischoff, County Planning Director Nordstrom, the City Manager and a representative from the County Commissioners as participants. Feedback from this meeting needs to be passed on to the City Planning Commissioners. Ciapusci was unaware a meeting had taken place between the former Chair, Nordstrom and Bischoff.

Commissioner Krebs also asked about the 11" X 17" zoning maps that had been mentioned by the Planning Director in a previous quarterly report. Updated zoning maps have been ordered through HGE, Inc., the City Engineer, but have temporarily been placed on hold while a digital mapping project of Curry County is completed. Once the mapping project is completed the results will be digitized into the computer and then the zoning maps can easily and accurately be updated.

Chair Ciapusci mentioned Commissioner Krebs' tutoring of Ex Officio Commissioner Babin. Krebs noted that Babin's grasp of planning concepts has given Krebs new perspectives to consider.

In reply to Chair Ciapusci's query about new businesses in Pacific Court (particularly a dentist with seven employees) Director Bischoff reported that this tenant is a manufacturer of dental appliances and thus is a permitted use for the zone. Another tenant has also left the building and additional parking has been provided around the corner from the building. The City monitors this building in relation to zoning and parking issues.

Commissioners Krebs asked about the sandwich board sign at Wharf and Railroad and the RV that has people living in it at 828 Railroad Street. Staff reported the owners of the RV had been flooded out in Klamath, CA and were living in the RV temporarily. They should be out of there now. Commissioner Krebs reported lights were on in the RV this evening. Staff will take action on this. Staff will also contact the owner of the sandwich board sign regarding its removal.

After brief discussion Commissioner Krebs moved and Commissioner Freeman seconded a motion to submit the 1996 Planning Commission Annual Report to the City Council at the February 10, 1997 Council meeting. This motion passed by a unanimous vote. Also on the Council agenda for February 10 is CPZ-1-97, the request for a change of zone on property located on Bridge Street.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,  
**BROOKINGS PLANNING COMMISSION**

  
George L. Ciapusci, Chairman