

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
March 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.

George Ciapusci
Keith Pepper
Rick Dentino

Judi Krebs
Jessica Babin

John Bischoff, Planning Director
Linda Barker, Secretary

Absent were Commissioners Freeman, Lindsey and Breuer.

Chair Ciapusci announced that advertised hearings for conditional use permits File No. CUP-2-97 and CUP-3-97 have been postponed until a later date and would not be heard during this meeting.

Chair Ciapusci welcomed Rick Dentino to the Commission. Commissioner Dentino was appointed by the City Council to fill the position vacated by Chet Singleton. Chair Ciapusci also introduced Jessica Babin to the audience. Ex Officio Commissioner Babin sits on the Commission in an contributory but non-voting capacity.

MINUTES

The minutes from the February 4, 1997 meeting were presented but not voted upon as there was not a sufficient number of commissioners in attendance at this meeting who had attended the February meeting. The minutes will be carried forward to the April regular 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 4-0 vote, (motion: Commissioner Krebs, second: Commissioner Pepper) the Planning Commission approved (File No. M3-3-97) a request for a minor partition to divide a 5.96 acre lot into two parcel of 107,296 and 151,448 sq. ft. in size; located on the south side of Hampton Road approximately 125 feet east of Parkview Dr.; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Don and Becky Hodges, applicants; Stuntzner Engineering and Forestry, representative.

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

a) Rich Roberts

PO Box 2748

Harbor OR

- | | | |
|-------------------|---------------------|--------------|
| b) George Hellyer | 1090 Parkview Drive | Brookings OR |
| c) Kim Jester | 1300 Hampton Road | Brookings OR |
| d) Susan Wimberly | 1005 Parkview Drive | Brookings OR |
| e) Dan Webb | 1300 Hampton Road | Brookings OR |
| f) Don Hodges | 96978 Park Lane | Brookings OR |
| g) Dave Hodges | 915 Easy Street | Brookings OR |

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

2. By a 4-0 vote (motion: Commissioner Krebs, second: Chair Ciapusci) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-3-97 as written.

The Commission adjourned from 8:05 to 8:10 p.m.

3. By a 4-0 vote (motion: Commissioner Pepper, second: Commissioner Dentino) the Planning Commission approved (File No. M3-2-97) a request for a minor partition to create two lots of 1.00 and 1.01 acres in size from a parcel of land totaling 2.1 acres; located approximately 480 feet east of Old County Road on Marine Drive with Marine Drive on the south and Marina Heights Road on the north; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Charles H. Brendlinger, applicant.

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

- | | | |
|------------------------|-------------|--------------|
| a) Charles Brendlinger | PO Box 6667 | Brookings OR |
|------------------------|-------------|--------------|

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

4. By a 4-0 vote (motion: Commissioner Pepper, second: Commissioner Dentino) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-2-97 as written.
5. By a 4-0 vote (motion: Commissioner Krebs, second: Chair Ciapusci) the Planning Commission approved (File No. SUB-2-97/PUD) a request for approval of a redesign of a previous Planned Unit Development of 95 condominium units to 49 foot print lots for single family houses; located on the north side of the easterly end of Seacrest Lane; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Larry Anderson, applicant.

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

- | | | |
|-------------------|-------------|--------------|
| a) Larry Anderson | PO Box 1746 | Brookings OR |
| b) Bill Dundom | PO Box 1502 | Brookings OR |

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

argument.

6. By a 4-0 vote (motion: Commissioner Krebs, second: Commissioner Pepper) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. SUB-2-97/PUD with the following changes to the conditions of approval:
 - Changed Condition 2: granting five (5) years for approval and recordation of the final plat.
 - Changed Condition 15: adding placing a stop sign at the intersection of Seacrest Lane and Glenwood Drive and placing a "stop ahead" sign on Seacrest at a point to be determined by city staff.
 - Changing Condition 17: requiring the applicant to submit a proposed name for the private loop street located within the subdivision. The City Planning Commission will consider the proposed private street name when considering the final plat map.
 - Adding Condition 41: The applicant shall install fire hydrants throughout the subdivision at locations to be determined by the City Fire Chief.

7. By a 4-0 vote (motion: Commissioner Krebs, second: Commissioner Pepper) the Planning Commission voted to send a favorable recommendation to the City Council in the matter of File No. CZ-1-97 a request for a change of zone from C-3 (General Commercial) to C-4 (Tourist Commercial) on the 150,265 ± sq. ft. lot that contains the Elks Lodge building; located on the north side of Elk Drive approximately 375 feet east of Fifth Street; zoned C-3 (General Commercial); Brookings Elks Lodge, applicant; Philip Cox, representative.

Before the hearing Chair Ciapusci declared that he is a member of the Elks Lodge but this would not affect his decision in this hearing. Commissioner Krebs declared her husband is an Elk and she belongs to the Emblem Club but this would not affect her decision. No one in the audience challenged any Commission member.

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

a) Phil Cox PO Box E Brookings OR

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

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 has been held. The kick off meeting for the

refinement study on the couplet has been held and a committee is being set up to continue work on the study. Primarily, the committee will be made up of the same members who were on the South Coast Transportation Plan Study with modifications to allow for those members who are from Harbor who may not be directly affected by the couplet which is located completely within the Brookings city limits.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

The calendar in the Planning Commission packet shows the City Council meeting of March 6, 1997 beginning at 7:00 p.m. The correct time is 7:30 p.m. No meeting will be held on Monday, March 10, the regular Council meeting night.

REPORT OF THE PLANNING DIRECTOR

Staff reported a certified letter has been sent to Carl Hatfield, 828 Railroad, stating he cannot live in a RV within the city limits. The 15 days grace period allowed him is nearly up and if he continues to live at the site he will be cited.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chair Ciapusci announced a joint Planning Commission/City Council meeting has been set for April 14, 1997 at 6 p.m. in the Council Chambers. He would like suggestions for agenda items from the Commissioners. He will also contact members absent this evening to get their input. Items from the 1996 Annual Report will be incorporated into the agenda. Chair Ciapusci asked Planning Director Bischoff to schedule a meeting with the County Planning Department regarding the handling of County referrals prior to the joint City Planning Commission/City Council meeting.

Commissioner Krebs questioned the RV that is being used at the Southern Curry Ambulance site on Railroad. Director Bischoff responded they were given permission by the City Council for a small mobile home to sit on the property but not a RV. He will investigate this and take action if it is needed.

Parked cars with "for sale" signs have reappeared at the corner of Spruce and Alder. Commissioner Krebs saw 4 or 5 on the City owned property at that corner. Director Bischoff will asked the Police Department to cite the owners if the cars are located on City property.

Commissioner Krebs questioned the status of the RV located on a lot on Railroad next to GTE's compound. Lights are on in the RV during the evening and it appears to be inhabited. The owner of the RV has been cited and fined in the past for hooking the RV's waste system into the City wastewater system. Staff will follow up to determine if the RV is being used as a residence again.

Commissioner Pepper gave a brief report on Park and Recreation Commission activities. The work on Stout Park is beginning and the City is doing grubbing work in preparation for closing Pine Street next month. There has been a proposal made by a group to use some land in Azalea Park for a BMX race track. Although news reports have indicated the group wanted to use land set aside for soft ball fields, representatives from the two groups have met and another site adjacent to the ball fields has been chosen for consideration. While understanding the work is being done by volunteers, the Parks

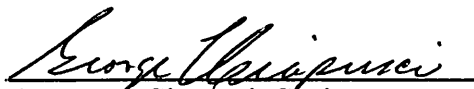
and Recreation Commission is still concerned with the length of time the softball fields project has taken. The Parks and Recreation Commission has asked for input from the Planning Commission on future park developments and requested a joint meeting of the two commissions. Chair Ciapusci and Commissioner Krebs felt this was a good idea and one that has been mentioned in the Planning Commission Annual Report in years past. Commissioner Pepper will suggest the Parks and Recreation Commission prepare a list of topics, as will the Planning Commission, and propose a date for the joint meeting.

Several bills are being considered by the Oregon Legislature regarding land use issues. Commissioner Krebs reported on these.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:55 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION


George L. Ciapusci, Chairman