

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 1, 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
Rick Dentino

Ted Freeman
Marv Lindsey

John Bischoff, Planning Director
Linda Barker, Secretary

Absent were Commissioners Krebs and Pepper and Ex-officio Commissioner Babin.

Chair Ciapusci reminded Commission members of the joint work study with the City Council, April 14, 1997 at 6:00 p.m. Items to include on the agenda will be discussed later in this meeting.

On April 22 Chair Ciapusci, Vice-Chair Krebs, and City Planner John Bischoff will meet with representatives of Curry County regarding county referral procedures. Chair Ciapusci advised the audience that Item 9 on the agenda, the county referral, is not a public hearing and therefore no public testimony will be taken on this matter tonight. The purpose of the agenda item is for discussion among the Commission members only so that the Commission can give comments to the County Planning Department regarding this application. There will be a public hearing at the county level and the public is invited to attend and participate in that hearing.

Planning Director Bischoff introduced Brooke Worlton, a student participating in a high school program in which students "shadow" various government officials and learn about City positions and responsibilities. On April 17, the Brookings-Harbor High School will be holding a mock City Council meeting with students acting as City officials.

MINUTES

By a 4-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman; Commissioner Dentino abstained as he was not a member of the Commission in February) the Planning Commission approved the minutes of the February 4, 1997 meeting.

The minutes from the March 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 March meeting. The minutes will be carried forward to the May 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

By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. SUB-1-96/Phase 2) a request for an extension of time for the second

phase of a subdivision approved in April, 1996; located in the southwest corner of Old County Road and the city limits; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Allen Olander, applicant; JimCapp, representative.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote, (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved (File No. M3-4-97) a request for a minor partition to divide a 14.95 acre parcel into three lots of 20,972, 23,831, and 606,319 sq. ft, creating two lots in the C-3 zoned area and a single lot in the R-3 zoned area; located in the southeast corner of Mill Beach Road and Railroad Avenue; South Coast Lumber Co., applicant; Woodi Davis, David Evans and Associates, Inc., representative.

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

- | | | |
|------------------------|------------------------|--------------|
| a) Woodi Davis | 2828 SW Corbett Avenue | Portland OR |
| b) Robert Morneau, Jr. | PO Box 1215 | Brookings OR |
| c) Lucie LaBonte | PO Box 7996 | Brookings OR |
| d) Richard Keusink | PO Box 1952 | Brookings OR |
| e) Kim Jester | 1300 Hampton | Brookings OR |

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

Before the public hearing began Chair Ciapusci declared he is a neighbor of the subject property and received a notice from the city regarding the hearing but that he had no reason to remove himself from the proceedings as he comes to the hearing with an open mind. No one in the audience challenged any Commission member for ex parte contact or prior knowledge.

2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-4-97 as written.
3. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. M3-5-97) a request for a minor partition to create two lots of 13,533 ± sq. ft. and 117,759 ± sq. ft. from a parent parcel of 3.01 acres; located approximately 370 feet east of Highway 101 on the south side of Easy Street; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Trinity Lutheran Church, applicant; Reily Smith, representative.

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

- | | | |
|--------------------|--------------------|--------------|
| a) Reily Smith | PO Box 7276 | Brookings OR |
| b) Mary O'Holleran | 640 Mardon Court | Brookings OR |
| c) Ole Newman | 98158 W Olsen Lane | Brookings OR |

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

4. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Dentino) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-5-97 as written.
5. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission voted to send a favorable recommendation to the City Council in the matter of File No. VAC-1-97; a request to vacate a 0.94 acre portion of the Bridge Street right-of-way; located on the south side of Bridge Street; zoned R-3 (Multiple-Family Residential); Lloyd Bendickson and Dennis Sullivan, applicants; Tom Cade, 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

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

The Commission recessed from 8:50 p.m. to 8:55 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 5-0 vote (motion: Commissioner Freeman, second: Chair Ciapusci) the Planning Commission approved sending the following recommendations to the Curry County Planning Department regarding File No. CR-AD-9704; a county referral on a request to allow a facility to feed the needy, to house homeless men for a period of no more than two days and to operate a low or no cost thrift store in a building located on 0.80 acres of land located on the east side of Highway 101 at 15701 So. Highway 101, Harbor; zoned County RC (Rural Commercial); Eddie Wilcher and Del and Pauline Storer, applicants; Richard Sempel, representative:

- 1) That the applicant provide parking as shown on the plot plan submitted with the application and that the spaces be lined and provided with curb block.
- 2) That the parking areas, driveways and maneuvering areas, both front and rear, as shown on the plot plan be paved.
- 3) That the applicant provide a drainage plan for the runoff from the paved areas.
- 4) That prior to the use of the building for this use, the building is issued a certificate of occupancy for the proposed use and a State Fire Marshal's inspection and approval.

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

a) Richard Sempel PO Box 993 Brookings OR

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Planning Director Bischoff reported a meeting of the Transportation Growth Management Program's Infill and Redevelopment Committee was held March 18, 1997. The city of Brookings, Curry County, and the Oregon Transportation and Growth Management Program will sponsor an open house, April 15 between 7:00 and 9:00 p.m. at the Chetco Senior Center to familiarize the public with the committee's findings and to ask for additional input from citizens.

Committees for the refinement study for the couplet and a public facilities and services plan are currently being established.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

City Attorney Marty Stone will be at the April 14 joint Planning Commission/City Council meeting and will speak on ethics for public officials.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Lindsey questioned who to contact about City street cuts.

Commissioner Freeman noted that installation of a street light for Harris Beach Estates at the end of Dawson Road was part of the conditions of approval but the light has not been installed. Staff will bring this to the attention of the Community Development Director.

Commissioner Dentino asked for an update on the RV at 828 Railroad. Staff responded that the City Attorney is currently writing a citation to the owner and it will be served as soon as the City receives it.

Chair Ciapusci reported a new sandwich board sign has appeared on Railroad. Staff is contacting the owner of this sign. Chair Ciapusci repeated the reminder to Commissioners of the April 14 joint Commission/Council meeting and the April 22 meeting between City and County planners to discuss county referrals.

A short discussion followed regarding the format of the new events calendar contained in the packets.

Suggestions for agenda items for the joint Commission/Council meeting were sought and after discussion will include:

1. Establishment of committees to review the neighborhood circulation plan and residential care facilities.
2. What direction can the Planning Commission take on Deferred Improvement Agreements matters.
3. Traffic and parking concerns around the post office, including both the main and annex locations.
4. Setting the date for next joint Commission/Council meeting.

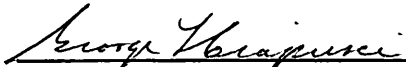
Chair Ciapusci will draw up the agenda and present it to the City Manager, Wednesday, April 2.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:08 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



George L. Ciapusci, Chairman