

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
May 6, 1997**

The regular meeting of the Brookings Planning Commission was called to order by Chair George Ciapusci at 7:01 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
Ted Freeman

Jessica Babin
John Bischoff, Planning Director
Linda Barker, Secretary

Commissioner Dentino was absent. At the time of the roll call Commissioner Freeman was not present. He joined the meeting at 7:06 p.m.

MINUTES

The minutes from the March 4, 1997 meeting were presented. Commissioner Krebs moved and Commissioner Pepper seconded a motion to approve the minutes as written. The motion died 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 June regular meeting.

By a 4-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman; Commissioners Pepper and Krebs abstaining as they were not present at the April meeting) the Planning Commission approved the minutes of the April 1, 1997 meeting as written. This vote took place following the hearing on SUB-1-97/FIN.

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 6-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved (File No. SUB-1-76/FIN) a request for final map approval for a six-lot subdivision approved in February, 1997 known as the Williams Subdivision; located on the west side of 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.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-1 vote, (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Breuer, Krebs, Freeman, Ciapusci and Pepper; voting against: Commissioner Lindsey) the Planning Commission approved (File No. CUP-5-97-97) a request for a conditional use permit to allow the use of an existing building as a kindergarten classroom; located on the west side of Fern Avenue approximately 155 feet south of Easy Street; Brookings-Harbor School District, applicant; Dr. Paul Prevenas, representative. The motion included the condition that the permit and all uses allowed by it will expire on June 30, 2000.

Avenue; zoned R-3 (Multiple-Family Residential); Gene Chickinell DDS, applicant. The motion reduced the required public parking spaces in the conditions of approval from seven to five.

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

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|--------------------|-----------------------|--------------|
| a) Gene Chickinell | 15822 Oceanview Drive | Brookings OR |
| b) Bart Kast | 740B Pioneer Road | Brookings OR |

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

6. By a 5-1 vote (motion: Commissioner Pepper, second: Commissioner Breuer; voting for: Commissioners Freeman, Ciapusci, Breuer, Pepper and Lindsey; voting against: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-4-97 as amended.

The Commission recessed from 8:53 p.m. to 9:00 p.m.

7. By a 4-2 vote (motion: Commissioner Lindsey, second: Commissioner Freeman, voting for: Commissioners Freeman, Breuer, Pepper and Lindsey; voting against: Commissioners Krebs and Ciapusci) the Planning Commission approved (File No. M3-7-97); a request for a minor partition to divide a 2.66 acre parcel of land into two parcels of 37,506.85 and 78,632.66 sq. ft. in size; located between Ransom Avenue on the south and Hassett Street on the north, approximately 330 feet east of Fifth Street; zoned R-2 (Two Family Residential); John Zia, applicant. The motion retained the requirement for curb, gutter, sidewalk and paving on Ransom Street; deleted the requirement for curb, gutter and sidewalk plus street paving on Hassett Street and included improvements to the culvert under Ransom Street (the DIA on the property stays in effect for improvements to Hassett Street frontage). Also the motion stipulated that a protective easement be established over the wetland portion of both parcels created by this partition and that a fire hydrant be installed on Hassett Street at a location to be determined by the city Fire Chief.

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

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|------------------|------------------|--------------|
| a) John Zia | 97848 Titus Lane | Brookings OR |
| b) Leslie Wood | PO Box 3021 | Harbor OR |
| c) Wayne Baker | PO Box 687 | Brookings OR |
| d) Dee Stringham | PO Box 561 | Brookings OR |

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

Commissioner Babin excused herself from the bench and left the meeting at 10:00 p.m.

sign for the tropical fish store on Wharf has reappeared. He has contacted them about the needed sign permit.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs reported on a RV located on a lot at Spruce and Oak Streets which appears to have people living in it. She also asked for feedback on county referrals. Staff related that the mission conditional use permit application heard at our last meeting was approved by the county. Commissioner Krebs was in attendance at the county meeting so she was able to brief the Commission on the conditions the county applied. It was the best attended meeting she had seen at the county level and she was glad to see the amount of citizen involvement the application generated.

Commissioner Pepper remarked on two signs that are hanging below the minimum sign clearance requirement in Section 88 of the Land Development Code. They are located at Boomerangs and the Thrift Shoppe, both in the 500 block of Chetco Avenue. He also made note of abandoned signs reading Seventh Heaven and Pat Foley, attorney-at-law; the unused sign pole at Loring's and part of a sign frame on the State Farm Building.

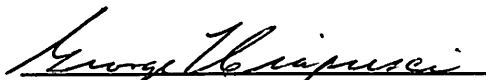
City Attorney Marty Stone's April 28 talk on ethics for public officials was brought to the Commission's attention by Chair Ciapusci. Ex parte contact by Commissioners includes site visits so any Commissioner who visits an application site must declare this before the hearing commences. Chair Ciapusci made sure each Commissioner received a copy of the Oregon Government Standards and Practices Law, A Guide for Public Officials.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:54 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


George L. Ciapusci, Chairman