# 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 Keith Pepper Jessica Babin

Earl Breuer Mary Lindsey John Bischoff, Planning Director

Judi Krebs Ted Freeman 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

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.

Any use of the subject facility for other than residential purposes after the expiration date will require the approval of another conditional use permit.

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

a) Dr. Paul Prevenas

564 Fern Avenue

**Brookings OR** 

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

- 2. 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 the Final ORDER and Findings of Fact for File Document No. CUP-5-97 as amended.
- 3. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission approved (File No. CUP-2-97) a request for a conditional use permit to establish and operate a 12-unit recreational vehicle park on a parcel of land totaling 3.45 acres; located on the north side of Elk Drive approximately 375 feet east of Fifth Street, more specifically 800 Elk Drive; zoned C-4 (Tourist Commercial); Brookings Elk Lodge, applicant; Phil Cox, representative. The motion included renumbering items 10 and 11 of the conditions of approval to read 8 and 9 and adding number 10 which reads:

The applicant shall provide sufficient parking spaces, including the RV spaces, on a paved striped surface, to satisfy the requirements of the combination of the dining facility and lounge areas. The specific number of spaces will be determined by city staff based on information received from the applicant.

The renumbering was necessitated by a clerical error only.

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

a) Phil Cox	PO Box E	Brookings OR
b) Richard Foster	PO Box E	Brookings OR
c) George Cummings	511 Memory Lane	Brookings OR

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

- 4. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Pepper) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-2-97 as amended.
- 5. By a 5-1 vote (motion: Commissioner Pepper, second: Commissioner Breuer, voting for: Commissioners Lindsey, Ciapusci, Breuer, Freeman and Pepper; voting against: Commissioner Krebs) the Planning Commission approved (File No. CUP-4-97); a request for a conditional use permit to place a dental office in one half of an existing duplex unit; located in the southeast corner of Fern Avenue and Pacific Avenue, more specifically 518 Pacific

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:

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:

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

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.

8. By a 4-2 vote (motion: Commissioner Lindsey, second: Commissioner Freeman; voting for: Commissioners Freeman, Breuer, Pepper and Lindsey; voting against: Commissioners Ciapusci and Krebs) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-7-97 as amended.

# THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-P9703 a request for a minor partition to create two lots of 9,188 and 24,125 sq. ft. and a 50-foot wide street right-of way over an existing road; located on the north side of East Benham Lane approximately 500 feet east of Highway 101, within the Brookings Urban Growth Boundary; zoned County R-2 (Residential Two); George Hannan, applicant. The favorable recommendation will include suggestions that: (1) the applicant consult with Harbor Water PUD to determine if a fire hydrant is required on Hannan Lane; (2) the County Road Department address the letter dated April 28, 1997 from Jack E. Loffmark; and (3) the applicant shall dedicate sufficient right-of-way along the Benham Lane frontage of the subject property to ensure that future construction can be to full county standards.

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

a) Larry Hannan

PO Box 340

**Brookings OR** 

Before the referral was heard Chair Ciapusci gave a recap of the April 22 meeting between county officials, city staff and the Chair and Vice-chair of the Planning Commission. County referral procedures were clarified at this meeting. To be included in each month's Planning Commission packets will be the completed application form and full application materials for each referral. Each Commissioner will also be sent a full copy of the Urban Growth Boundary Joint Management Agreement.

## UNSCHEDULED PUBLIC APPEARANCES

None

## REPORT OF THE CITIZENS ADVISORY COMMITTEE

The TGM committee held an open house at the Senior Center last month. Only committee members the consultants and two members of the public attended. The first Highway Couplet Refinement meeting was also held last month and it was well attended.

## MESSAGES AND PAPERS FROM THE CITY MANAGER

None

# MESSAGES AND PAPERS FROM THE MAYOR

None

## REPORT OF THE PLANNING DIRECTOR

The RV at 828 Railroad is now gone. The owner was cited and fined \$100. Mike Mahar has been contacted regarding the street lighting at Harris Beach Estates and a meeting has been set up with city staff to address his concerns for both property owners at the subdivision and Harris Beach State Park

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 <u>Oregon Government Standards</u> and <u>Practices Law</u>, A <u>Guide for Public Officials</u>.

## **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