

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
October 6, 1998**

The regular meeting of the Brookings Planning Commission was called to order by Vice Chair Ted Freeman 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.

Sandy Hislop
Earl Breuer
Ted Freeman

Marv Lindsey
Rick Dentino
Mary Ball

John Bischoff, Planning Director
Linda Barker, Secretary

Commissioners Krebs and Ciapusci were not present. Commissioner Lindsey was not present when roll call was held. He arrived at 7:12 p.m.

CHAIRPERSON ANNOUNCEMENTS

The date of the November meeting was changed from November 3 to November 10. The change was necessary as the Council Chambers will be in use on the 3rd for the General Election.

Ex Officio Commissioner Ball was presented a certificate for her term on the Planning Commission for 1997-1998. She has been reappointed to the Commission for 1998-1999.

MINUTES

By a 4-0 vote (motion: Commissioner Breuer, second: Commissioner Hislop) the Planning Commission approved the minutes of the September 1, 1998, meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

By a 4-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman, Commissioner Lindsey had not yet arrived, Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the ORDER and Findings of Fact for File No. VAR-3-98, G. Kelly Sievers, applicant.

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 5-0 vote (motion: Commissioner Dentino, second: Commissioner Breuer) the Planning Commission approved (File No. M3-4-98) a request for a minor partition to create two lots of 26,717 and 26,743 sq. ft. in size from a 1.25 acre parent parcel; located on the east side of Dawson Road approximately 500 feet south of the intersection of Holmes Drive; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); W. James and Frances Howard, applicants; Lloyd Matlock, representative.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Freeman, Lindsey and Dentino. No member of the audience challenged any commissioner for bias or conflict of interest.

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

Lloyd Matlock	PO Box 8026	Brookings OR
Carlo Ferrando	17250 Garvin Court	Brookings OR

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

2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Dentino, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No.M3-4-98.
3. By a 4-0 vote (motion: Commissioner Lindsey, second: Commissioner Dentino, Ex Officio Commissioner Ball gave an affirmative advisory-only vote; Commissioner Freeman declared bias and removed himself from the bench. Commissioner Breuer accepted the gavel and conducted the hearing) the Planning Commission approved (File No. M3-5-98-98) a request for a minor partition to divide a 0.71 acre parent parcel into two lots of 15,094 and 15,819 sq. ft.; located on the north side of Easy Street approximately 230 feet east of Fourth Street; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); P. John Kim, applicant; Lloyd Matlock, representative. The approval was granted with an additional condition:

The applicant shall present engineered drainage plans to be reviewed and approved by the City Engineer. These plans shall address the existing drainage system across the subject property and the ability of the drainage on the south side of Easy Street to accommodate additional runoff generated by development on the subject property.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey and Dentino. No member of the audience challenged any Commissioner for bias or conflict of interest.

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

Lloyd Matlock	PO Box 8026	Brookings OR
Betsy Ballin	919 Easy Street	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 Dentino, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-5-98 with the additional condition as printed above.

Commissioner Breuer returned the gavel to Vice-Chair Freeman at 8:05 p.m. Vice Chair Freeman conducted the remainder of the meeting.

5. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. CUP-2-98) a request for a conditional use permit to allow the temporary use (5 years) of the existing building for college classrooms and offices until a permanent site can be found and constructed; located on the east side of Alder Street between Redwood and Pine streets; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Southwestern Community College, applicant; Sheldon Meyer, representative.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Freeman and Dentino. No member of the audience challenged any commissioner for bias or conflict of interest.

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

Sheldon Meyer	1988 Newmark Avenue	Coos Bay OR
Polly Keusink	PO Box 1952	Brookings OR

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

6. By a 5-0 vote (motion: Commissioner Dentino, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-2-98.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

Planning Director Bischoff reported on the recommendations made by the Hillside Development Standards Committee. The primary recommendation was the hillside area be zoned SR-20 or SR-40

which would allow half acre or acre lots. There were no recommendations to change the site preparation portion of the ordinance. Speaking from the audience on this subject were:

Polly Keusink	PO Box 1942	Brookings OR
Jim Nash	PO Box 8006	Brookings OR
Chuck Brendlinger	PO Box 6667	Brookings OR

An ordinance change based on these recommendations will be presented to the Commission in November.

Director Bischoff also relayed a request by Allen Olander for a special Planning Commission meeting to address a change in the ingress and egress for the Meadow Wood Subdivision. This was not granted as the November meeting is being held one week later than normal due to the General Election on November 3 and Mr. Olander has time to meet the deadline for the November 10 meeting.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Ex Officio Commissioner Ball remarked that she was pleased that she had been reappointed to the Planning Commission for the 1998-1999 term.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr. Vice Chair