

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
November 10, 1998**

The regular meeting of the Brookings Planning Commission was called to order by Chair Judi Krebs 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	Marv Lindsey	John Bischoff, Planning Director
George Ciapusci	Rick Dentino	Linda Barker, Secretary
Judi Krebs	Mary Ball	

Commissioners Freeman and Breuer were not present. Commissioner Ball was not present when roll call was held. She arrived at 7:24 p.m.

**CHAIRPERSON ANNOUNCEMENTS**

Elections will be held at the end of the December, 1998 meeting to elect the Chair and Vice-Chair of the Planning Commission for 1999. The first draft of the 1998 Planning Commission annual report was presented to the Commissioners for review and will be discussed and a final report accepted at the December meeting.

**MINUTES**

The minutes of the October 6, 1998 meeting were tabled until the December meeting. There was not a sufficient number of Commissioners in attendance at this meeting who had attended the October 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 3-2 vote (motion: Commissioner Lindsey, second: Commissioner Ciapusci; voting for: Commissioners Ciapusci, Hislop and Lindsey; voting against: Commissioners Krebs and Dentino; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. CUP-3-78/MC-2) a request for a conditional use permit to expand the existing preschool to include kindergarten through 5th grade in the class; located in the southwest corner of Fifth Street and Ransom Avenue, more specifically 777 Fifth Street; zoned R-2 (Two-family Residential); Brookings Christian School, applicant; Robin LaThorpe, representative. The approval included a change to the conditions of approval as follows:

5. ~~Within 90 days of this approval the applicant shall submit a plan to prevent play yard items from being thrown or rolling into the surrounding public streets for city staff review and approval, within two weeks of the approval of this application. Failure to submit such a plan will cause this approval to be null and void.~~ construct a 6-foot high fence along Ransom Avenue and Fifth Street to prevent balls and other school yard equipment from entering the street right-of-way. This fence will be of an open fabric and will extend

to a point 15 feet south of the northeast corner of the church building and will include a gate at the Ransom Avenue entrance to the north parking lot.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Ciapusci, Krebs, Lindsey and Dentino. Chair Krebs and Commissioner Ciapusci both said they read an article on the school that was published recently in the Curry Coastal Pilot. Chair Krebs also was in the audience at the City Council meeting of October 26, 1998 when congestion at Ransom Avenue and Fifth Street was discussed. Neither Commission felt this caused bias.

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

Peter Spratt	PO Box 1344	Brookings OR
Barbara Wilson	840 Midland Way	Brookings OR
Keith Sorensen	777 Fifth Street	Brookings OR
Gina Fettig	17222 Mountain Drive	Brookings OR
Leona Cone	301 Alder Street	Brookings OR
Todd Haak	817 N 2nd Street	Brookings OR
Don Gallion	710 4th Street	Brookings OR
Patty DePulgia	PO Box 8098	Brookings OR
Gaston DePulgia	PO Box 8098	Brookings OR
Diane Herring	PO Box 6246	Brookings OR
Melody Bruggeman	17364 Mountain Drive	Brookings OR
Joe Conte	PO Box 7557	Brookings OR
CC Jue 220 Cypress Street	Brookings OR	
Una Barbour	901 Barbra Lane	Brookings OR
Richard Robert	910 Barbra Lane	Brookings OR
Marvin Pope	829 Ransom Avenue	Brookings OR
Sue Mencum	714 Fifth Street	Brookings OR
Arlene DeJarnett	915 Ransom Avenue	Brookings OR
Clarence Branscomb	800 Cameo Court	Brookings OR
Vi Lovejoy	716 Fifth Street	Brookings OR
Jim Mencum	714 Fifth Street	Brookings OR
Walt Lovejoy	716 Fifth Street	Brookings OR
Ted Bezzerides	720 Fifth Street	Brookings OR
Sharon Merwin	PO Box 3212	Harbor OR

2. By a 3-2 vote (motion: Commissioner Lindsey, second: Commissioner Ciapusci; voting for: Commissioners Ciapusci, Hislop, and Lindsey; voting against: Commissioners Krebs and 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. Cup-3-78/MC-2 with the above change.

The Commission recessed from 9:27 p.m. to 9:35 p.m.

3. By a 5-0 vote (motion: Commissioner Ciapusci, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote;) the Planning Commission approved (File No. M3-6-98) a request for a minor partition to create two lots of 13,790 and 12,828 sq. ft. in size using a flag lot configuration from a 0.61 acre parent parcel; located on the north side of Easy





## **UNSCHEDULED PUBLIC APPEARANCES**

None

## **REPORT OF THE CITIZENS ADVISORY COMMITTEE**

PROUD, the downtown core study committee, has met twice now. Sub-committees have been established to explore the revitalization of the downtown area.

## **MESSAGES AND PAPERS FROM THE CITY MANAGER**

None

## **MESSAGES AND PAPERS FROM THE MAYOR**

None

## **REPORT OF THE PLANNING DIRECTOR**

Director Bischoff reported on the status of the hillside development standards issue. A zone change for the area involved must be made before an ordinance change is enacted. This zone change request will come before the Commission in January.

By unanimous consent the Planning Commission reappointed Commissioner Ciapusci as the Planning Commission representative on the Capital Improvements Plan Committee.

## **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Chair Krebs asked for clarification on the following items:

1. Subway Sandwich Shop: Staff responded the planting is complete around the sign post. The planting area bordering Chetco Lane actually belongs to the Chetco Senior Center. Director Bischoff will contact the Sandwich Shop about landscaping needed behind the building.
2. Dentist office on Pacific Avenue at Fern Avenue: Tractor work has been done on the property, however no planting has been performed. Director Bischoff will be in contact with Dr. Chickenell.
3. Lack of installation of "No Parking" street signs at Taco Ole': The owners of the restaurant will be contacted about these signs. The broken sign has been ordered and will be installed. The sandwich board sign has not been in evidence since the new operators were notified it did not meet Land Development Code regulations.
4. In the minutes of the August meeting Commissioner Breuer commented on an eyesore on Moore Street. Director Bischoff found no evidence of a problem that could be regulated by the Land Development Code. Commissioner Hislop asked if it had to do with the logs that had been delivered to a residence there in September. Staff replied that the logs had been cut up and taken to the owners' property very soon after the city contacted the property owner.
5. A new basketball court has been installed at the First Baptist Church. Commissioner Krebs asked staff to see if they plan to fence the area as it is a possible traffic hazard.

A Planning Commission training workshop has been rescheduled from October to February. Additional

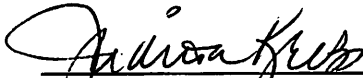
information will be distributed as it is available.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 11:24 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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Judith A. Krebs, Chair