

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 2, 1999**

The regular meeting of the Brookings Planning Commission was called to order by Chair Marv Lindsey 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.

Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Leo Lightle, Community Development Director
Rick Dentino	Linda Barker, Secretary
Judi Krebs	Ken Lewis, Chief of Police
George Ciapusci	Mike Cooper, Police Sergeant
Earl Breuer	Tom Weldon, City Manager

Commissioner Hislop and Ex Officio Commissioner Ball were not present.

CHAIRPERSON ANNOUNCEMENTS

None

MINUTES

By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer; Commissioner Ciapusci abstained) the Planning Commission approved the minutes of the January 5, 1999 meeting as written.

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 6-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission voted to send a favorable recommendation to the City Council on (File No. LDC-1-99) a request for a zone change for approximately 71 acres from the existing R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) Zone; located in the area between Old County Road on the west to the city limits on the east and between the northerly city limits to a line following property boundaries south of Marine Drive, excluding the tax lot located in the southeast corner of Old Country Road and Marine Drive; city initiated.

Before the hearing began Commissioner Freeman declared ex parte contact as a result of a site visit. No member of the audience challenged any Commissioner for bias or conflict of interest.

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

Polly Keusink

16883 Marine Drive

Brookings OR

Chuck Brendlinger
Katherine Martin
Darryl Niemi
Jamie Herring

PO Box 6667
PO Box 3298
17225 Mountain Drive
539 Fern Avenue

Brookings OR
Harbor OR
Brookings OR
Brookings OR

2. By a 5-1 vote (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Lindsey, Krebs, Ciapusci, Breuer and Dentino; voting against: Commissioner Freeman) the Planning Commission voted to send an unfavorable recommendation to the City Council on (File No. LDC-2-99) a request for an amendment to the provisions of the C-3 (General Commercial) Zone to allow communications towers up to a height of 150 feet as a conditional use permit and only if they are operated by a public entity; city initiated. The motion included sending a favorable recommendation to the City Council on the wording of the requested amendment with a further recommendation to make a zone change for the city hall property from C-3 (General Commercial) to P/OS (Public Open Space) per Section 40.

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

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

Lee Garvin
Dick Keusink
Polly Keusink
Vern Garvin

PO Box 1220
16883 Marine Drive
16883 Marine Drive
PO Box 2282

Brookings OR
Brookings OR
Brookings OR
Harbor OR

In addition to the Planning Director, Police Chief Ken Lewis, Police Sergeant Mike Cooper and Community Development Director Leo Lightle presented the city's staff report.

The Commission took a recess from 8:40 to 8:45 p.m.

3. By a 5-1 vote (motion: Commissioner Freeman, second: Commissioner Ciapusci; voting for: Commissioners Dentino, Krebs, Freeman, Ciapusci and Lindsey; voting against: Commissioner Breuer) the Planning Commission voted to send a favorable recommendation to the City County for (File No. VAC-1-99) a city initiated request to vacate a segment of Center Street, beginning at a point approximately 350 feet southwest of the intersection of Center Street and Railroad Avenue and extending west for approximately 1,000 feet. The motion included special consideration for a turnaround at the point where Center Street will be terminated.

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

Community Development Director Leo Lightle joined the Planning Director in the staff's presentation.

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

Jim Cole

PO Box 4132

Brookings OR

4. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. MP-1-99) a city initiated request for a major partition to divide an 11.77-acre parcel of land into two lots of 1.0 acre and 10.77 acres and to dedicate a new street segment which will be the extension of Wharf Street north from its westerly end to intersect with Center Street; located on Assessor's Map No. 41-13-6D, Tax Lot 500 and a portion of Tax Lot 300.

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

5. By a 6-0 vote (motion: Commissioner Lindsey, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File No. MP-1-99.

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

REPORT OF THE PLANNING DIRECTOR

1. Each Commissioner received a copy of a list of publications that are available from the American Planners Association.
2. Dr. Chickenell has begun the landscaping at his dental office on Pacific Avenue. Commissioner Freeman learned Dr. Chickenell has hired a new landscaper who is working around the weather to complete the planting as soon as possible. Staff will continue to monitor this work and report to the Commission at the March meeting.
3. The owner of the Subway Sandwich Shop is still attempting to work with the Chetco Senior Center on the planting strip west of the restaurant. The Senior Center does not believe this planting strip belongs to them and staff will contact them regarding this as the tax rolls indicate this is Senior Center property. Commissioner Krebs asked about the area behind the sandwich shop as this clearly is the shop's property.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

1. Commissioner Krebs asked about the property at Alder and Railroad Streets. Director Bischoff was

not sure if the Building Official had written to the owner and he will check on this. She also asked for an update on the tires at Dornbusch Tire. Staff reported the tires are now covered by a tarp and the pile was quite small so it appears they are being removed. Another area of concern was the portable sign shop on the lot at 600 Chetco Avenue. The Planning Director said this was similar to the portable tent put up in Ray's Food Place parking lot and he did not think the city could regulate this as it clearly is marked that all inquiries for signs must be taken inside the store there. Commissioner Freeman felt there was a difference as the tents are put up on a temporary basis while this trailer has been on site for some time. Director Bischoff will continue to research this.


2. Commissioner Krebs thanked the Mayor and City Manager for the volunteer banquet which was held January 29 at the Elks Lodge.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Marvin Lindsey, Chair