

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 6, 1999**

The regular meeting of the Brookings Planning Commission was called to order by Chair Marv Lindsey at 7:07 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Marv Lindsey	John Bischoff, Planning Director
Vikki Nuss	Linda Barker, Secretary
Judi Krebs	

Commissioners Ciapusci, Freeman, Breuer, and Dentino were absent. As there were not enough Commissioners present to form a quorum the meeting was recessed until April 20, 1999 at 7:00 p.m.

April 20, 1999

The reconvened 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 with the following Commission members and staff in attendance.

Marv Lindsey	Earl Breuer
Vikki Nuss	John Bischoff, Planning Director
George Ciapusci	Linda Barker, Secretary

Commissioners Krebs, Dentino and Freeman and Ex Officio Commissioner Ball were not present. Commissioner Freeman joined the meeting at 7:04 p.m. and participated fully in the hearings.

CHAIRPERSON ANNOUNCEMENTS

Chair Lindsey recognized Mayor Brendlinger for her service to the city. He cited her support and help as Council liaison to the Planning Commission. Mayor Brendlinger is resigning as of April 26, 1999 and her last City Council meeting will be that evening.

MINUTES

By a 5-0 vote (motion: Commissioner Ciapusci, second: Commissioner Breuer) the Planning Commission approved the minutes of the March 2, 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 5-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved (File No. M3-1-99) a request for a minor partition to create two lots from a parent parcel located on the east side of First Street, approximately 245 feet south of Ransom

Avenue; zoned R-2 (Two-family Residential); Keith Smith, applicant, Lloyd Matlock, representative. The motion included changes to the conditions of approval as follows:

Condition #1 regarding a five (5) foot wide dedication to bring the street to a full 50 feet width was eliminated in its entirety.

Condition #4 was amended so the applicant shall grant a five (5) foot wide easement to the owner of the house served by the water meter located on the subject property.

Before the hearing began Commissioners Freeman, Ciapusci and Lindsey 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 request from the following people:

Lloyd Matlock	PO Box 8026	Brookings OR
Chet Thompson	313 ½ Memory Lane	Brookings OR
Christine Bozzone	PO Box 6604	Brookings OR

2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the Final ORDERS and Findings of Fact for File No. M3-1-99 as amended.
3. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman), the Planning Commission will send a favorable recommendation to the City Council in the matter of File No. LDC-4-99, a city-initiated request for an amendment to Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code, to change the density standards on hillsides with slopes of 15% or greater and to clarify the intent of the hillside development standards. A favorable recommendation will also be sent to amend Section 176, Land Division, of the Land Development Code, to reflect the new wording and provisions of Section 100.

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

Nancy Brendlinger	PO Box 6667	Brookings OR
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Commissioner Breuer was excused from the meeting at 8:11 p.m. and left the bench. The meeting was recessed from 8:12 to 8:17 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 4-0 vote, (motion: Commissioner Freeman, second: Commissioner Ciapusci) the Planning Commission will send "no comment" to Curry County in the matter of File No. CR-AD-9902, a request for a rear-yard setback variance to allow a deck to be built which would extend within two feet of the property line at one corner and 18 inches from the line in the other corner; located on the westerly side of Thompson Road just north of the intersection with North Bank Chetco River Road, more specifically 16708 Thompson Road; Chet Thompson, applicant.

The applicant indicated he may be pursuing a lot line adjustment with the property owner of the parcel abutting the subject

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

Chet Thompson	313 ½ Memory Lane	Brookings OR
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Before the hearing began Commissioners Freeman and Ciapusci declared they were acquainted with the applicant but this caused no bias. No member of the audience challenged any Commissioner for bias or conflict of interest.

2. By a 3-1 vote (motion: Commissioner Ciapusci, second: Commissioner Lindsey; voting for: Commissioners Ciapusci, Lindsey and Nuss; voting against: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in File No. CR-AD-9903, a request for a conditional use permit to construct two mini-storage buildings with 16 total rental units on a 0.54 acre parcel; located adjacent to Highway 101, approximately 1 mile south of Benham Lane in Harbor; Ronald Spencer, applicant. The recommendation eliminated a condition to fence the southerly boundary between the subject property and the lily fields.

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

Ron Spencer PO Box 1015 Brookings OR

Before the hearing began Commissioner Freeman declared he had business dealings with the applicant in the past but this caused no bias. No member of the audience challenged any Commissioner for bias or conflict of interest.

3. By a 4-0 vote, (motion: Commissioner Freeman, second: Commissioner Ciapusci) the Planning Commission will send a favorable recommendation to Curry County for File No. CR-CP/Z-9901, a request that the county remove a condition requiring access to the subject property to be from Highway 101 only, located on a 1 ± acre parcel of land between Highway 101 and Shopping Center Avenue directly adjacent to the north side of Hoffeldt Lane. The response includes a recommendation that ODOT construct sidewalks along the highway frontage.
4. By a 4-0 vote (motion: Commissioner Ciapusci, second: Commissioner Nuss) the Planning Commission will send a favorable recommendation to Curry county for File No. CR-CP/Z-9902, a request for an amendment to the Curry County Comprehensive Plan Map from Residential to Commercial plan designation and the Zoning Ordinance Map from Residential Two (R-2) to Commercial One (C-1) on a 1.5 ± acre portion of a split-zoned parcel that is partly developed with an existing recreation vehicle park, to allow an expansion of 6 additional RV spaces; located at 97666 North Bank Chetco Road; Don and Carolyn Derricott, applicants.

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

Carolyn Derricott 97666 North Bank Chetco Road Brookings OR

The Commissioners recessed from 8:52 to 8:55 p.m.

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

Mayor Brendlinger thanked the Commissioners for the job they do for the City of Brookings. She jokingly chastised Chair Lindsey for introducing her at the beginning of the meeting as the “ex” mayor. She is still the official mayor until April 26. She will open the Council meeting that evening, resign and the new mayor will be appointed and officiate at the remainder of the meeting. She invited the Commissioners to join in a farewell reception on the afternoon of the 26th in the Council Chambers.

In near unison the Commissioners thanked her for her service.

REPORT OF THE PLANNING DIRECTOR

1. A letter is being prepared to send to the owners of the sign trailer stored at 600 Chetco Avenue. Research of the Land Development Code revealed this trailer is in violation of the code. Changes to the code are being prepared to consider at public hearing to address special events and circumstances such as this.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

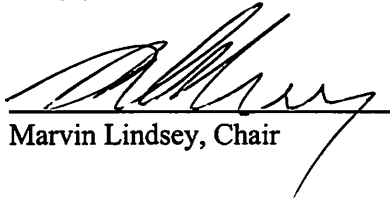
1. Commissioner Ciapusci brought up the perilous parking situation at the post office annex. A GTE semi has been parked on Willow and Hemlock for a month or so, taking valuable parking spaces and exacerbating the hazard for motorists. Staff will determine if the city can ask to have this truck moved to another location.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Marvin Lindsey, Chair