

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
May 2, 2000**

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

Vikki Nuss	Rick Dentino	John Bischoff, Planning Director
Judi Krebs	Fred Howe	Linda Barker, Secretary
Richard Gyuro		

Commissioners Ted Freeman and Jim Collis were not present at the meeting.

**CHAIRPERSON ANNOUNCEMENTS**

Vice Chair Dentino announced that the applicant for CR-C-9408 has requested the case be pulled from the agenda and will not be heard at this meeting.

**MINUTES**

By a 5-0 vote (motion: Commissioner Gyuro, second: Commissioner Howe) the Planning Commission approved the minutes of the April 4, 2000, regular 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 Krebs, second: Commissioner Gyuro) the Planning Commission approved (File No. CUP-1-00), a request for a conditional use permit to operate a private Christian preschool and elementary school within the existing Nazarene Church building; located on a 3.5 acre parcel of land located on the east side of Highway 101 approximately 250 feet south of the intersection of the highway and Parkview Drive, more specifically 1600 Chetco Avenue; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Brookings Harbor Christian School, applicant; Robin LaThorpe, representative. The approval included changes in the conditions of approval to add two additional conditions: No. 9, requiring that all students enrolled in the school be driven to the school site; and No. 10, requiring the applicant to bear the cost of acquiring and installing any school zone signage that may be required.

At the beginning of this agenda item all the Commissioners present declared ex parte contact as a result of a site visit. Commissioner Krebs also declared she sat on the Commission

when the applicants appeared to obtain the conditional use permit for the school's current location and that she had total objectivity on this application. There was no challenge from the audience to any Planning Commission member for bias or conflict of interest.

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

- |    |                 |                    |           |
|----|-----------------|--------------------|-----------|
| a) | Peter Spratt    | PO Box 1344        | Brookings |
| b) | Rollie Miller   | 808 Fifth Street   | Brookings |
| c) | Scott Sanders   | 16220 Chapman Lane | Brookings |
| d) | Froy Watson     | 830 Homestead Road | Brookings |
| e) | Frank Cembellin | PO Box 6           | Brookings |

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

Discussion on this item centered on traffic impacts on Highway 101.

2. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Gyuro) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-1-00 with the above changes to the conditions of approval.

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS**

1. By a 4-0 vote (motion, Commissioner Howe, second, Commissioner Nuss; Commissioner Gyuro declared conflict of interest, left the bench and did not participate in the hearing) the Planning Commission will send a favorable recommendation on File No. CR-AD-0002, a request for a 4-lot subdivision creating a private street for access to two of the proposed lots; located on the east side of Oceanview Drive, approximately 300 feet south of the intersection of Oceanview Drive and Benham Lane, Harbor; zoned County R-2 (Residential-Two); Gene Scott, applicant, Patrick Drury, representative. The favorable recommendation will include two comments: 1) since the city ordinances do not allow flag lots to be created within a subdivision, the Commission is recommending that Lots 3 and 4 of the proposed subdivision be reconfigured to do away with the flag lot configuration; and 2) the applicant shall install curb, gutter and sidewalk on both sides of the private street created by the proposed subdivision, to be consistent with the county's action in regard to the Glazebrook Subdivision on Olsen Lane, County File No. S-8904.

At the beginning of the hearing Commissioners Krebs and Dentino declared ex parte conflict as a result of a site visit. It was at this time that Commissioner Gyuro declared conflict of interest as he is a director of a community bank that will provide funding for structures if the proposal is approved.

The Commission took a recess from 8:26 to 8:35 p.m. Commissioner Gyuro left the meeting during the recess.

Speaking on this request was Reily Smith, 864 Jodee Lane, Brookings.

**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**

Director Bischoff asked the Planning Commission if they wished to reschedule the July meeting as the first Tuesday of the month falls on the 4<sup>th</sup> of July. The date was rescheduled to July 5.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Krebs asked what the county's decision was on the 2-space RV park that had come before the Commission in April. Although the city's Planning Commission recommended denial, the request was approved by the county.

Director Bischoff reported the county also approved CR-AD-003, a request for a conditional use permit to place a house on a 5 acre parcel on Harbor Hills Heights Road. This had come before the Brookings Planning Commission in April. Since the applicant did not appear at the April meeting no action was taken by the Brookings Planning Commission on the request.

Commissioner Krebs questioned if a date had been set for the joint City Council/Planning Commission meeting. Director Bischoff will speak to the City Manager about this meeting.

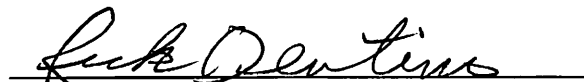
Commissioner Krebs also requested information on a motion passed by the Planning Commission approximately 1 ½ to 2 years ago. The motion directed staff to contact the Oregon Department of Transportation (ODOT) regarding ODOT's plans for improvements to Highway 101, specifically Highway 101 from Ransom Avenue to Carpenterville Road.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Rick Dentino, Vice Chair