

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
July 10, 2001**

The regular meeting of the Brookings Planning Commission was called to order by Chair Richard Gyuro 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.

Jim Collis	Richard Gyuro	John Bischoff, Planning Director
Randy Gorman	Judi Krebs	Linda Barker, Secretary
Ted Freeman, Jr.		

Commissioners Howe and Nuss were not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

Chair Gyuro invited all to attend the City's birthday party festivities which will be held this weekend July 13, 14 and 15.

MINUTES

By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Collis) the Planning Commission approved the minutes of the June 5, 2001, 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

By a 5-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission gave final map approval for a 2-lot major partition located on the west side of Mill Beach Road, 250 feet north of Allen Lane and approximately 220 feet west of Mill Beach Road, more specifically 330 Mill Beach Road; Kenneth Byrtus, applicant. This major partition was approved August 1, 2000 (MP-1-00).

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (motion: Commissioner Krebs, second: Commission Freeman) the Planning Commission approved (File No. M3-5-01) a request for a minor partition to divide the 1.11 acre parent parcel into two lots of 34,979.58 and 13, 175.62 sq. ft. in size using a flag lot configuration; located on the north side of Hassett Street approximately 450 feet west of the intersection of Hassett Street and Pioneer Road, more specifically 608 Hassett Street; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); James Nelson, applicant, John Zia, representative. The approval included a change to Condition No. 4 to require the entire driveway to both parcels be paved when the building permit is filed for parcel 1.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

John Zia	97848 Titus Lane	Brookings Oregon
Dan Thompson	601 Hassett Street	Brookings Oregon

The applicant, represented by John Zia who is purchasing the property, waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 7:45 p.m.

2. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-5-01 as amended.
3. By a 4-0 vote (motion: Commissioner Freeman, second: Commission Collis) the Planning Commission approved (File No. CUP-3-78/MC-3) a request for a minor change to an approved conditional use permit to establish a 22-space parking lot on a parcel of land located directly across the street from the church building; located on the west side of Barbra Lane approximately 80 feet south of Ransom Avenue; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Brookings-Harbor Christian Church, applicant, Bob Friend, representative. The approval included allowing the applicant to use the parking lot with a graveled surface for a two year period if in-street storm drainage is required (Condition No. 13).

Before the Public Hearing started Commissioners Gyuro, Freeman, Gorman and Collis declared ex parte contact due to a site visit. Commissioner Krebs declared personal bias, left the bench and did not participate in the hearing. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

John Mathiason	PO Box 2992	Harbor Oregon
Dan McComb	15521 Winriver Road	Brookings Oregon
William Nelson	1336 Heather Lane	Brookings Oregon
Patrick Dodgen	905 Barbra Lane	Brookings Oregon
Barbara Wilson	915 Ransom Avenue	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:28 p.m.

4. By a 4-0 vote (motion: Commissioner Collis, second: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP3-78/MC-3 as amended.

Commissioner Krebs returned to the bench at 8:35 p.m.

5. By a 5-0 vote (motion: Commissioner Freeman, second: Commission Krebs) the Planning Commission approved (File No. CUP-3-01) a request for a conditional use permit to remodel ½ of an existing duplex into a chiropractic office, leaving the other unit as a residence; located in the northeasterly corner of Fern Avenue and Pine Street, more specifically 430 and 432 Fern Avenue; zoned R-3 (Multiple-family Residential); Scott Northrup, applicant. In the approval Condition No. 13 was amended to require the applicant to remove the fenced area that protrudes into the proposed parking area.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. Commissioner Gorman declared he had been a patient for the applicant in the past but this caused no bias. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

Scott Northrup

PO Box 1120

Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:59 p.m.

6. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-3-01 as amended.
7. By a 5-0 vote (motion: Commissioner Gorman, second: Commission Krebs) the Planning Commission tabled (File No. SUB-3-01) a request for a 24-lot subdivision from a 9.04 acre parent parcel which would create a new street, a new cul-de-sac street and a private street; located at the east end of Ocean Park Drive and at the south end of Passley Road; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Mike Mahar, applicant, Kurt Kessler, representative. The application was tabled so that staff could further investigate off-site improvements for Passley Road north of the proposed subdivision.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. Commissioner Gyuro stated he was acquainted with the applicant's representative through the Chamber of Commerce and Commissioner Freeman declared

the applicant and his representative have been customers of his firm. Both Commissioners stated this caused no bias. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

Kurt Kessler	PO Box 6335	Brookings Oregon
Don Hoag	17056 Mountain Drive	Brookings Oregon
Joyce Reynolds	15780 Pelican Bay Drive	Brookings Oregon
Russ Fritz	17163 Ocean Park Court	Brookings Oregon
Linda Martin	PO Box 7862	Brookings Oregon
Ron Griswald	96515 Ocean Park Drive	Brookings Oregon
Cary Sutter	Oregon State Parks PO Box 7373	Brookings Oregon
Harlin Martin	PO Box 7862	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 10:25 p.m.

Planning Commission discussion on this application centered around the impact of the proposed lots on an existing street, Passley Road and whether the requirement to construct off-site improvements should be part of the conditions of approval.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 5-0 vote (motion: Commissioner Freeman, second: Commission Krebs) the Planning Commission will send a favorable recommendation to Curry County regarding CR-AD-01-14, a request for a conditional use permit to place a small package distribution center on the subject property; located adjacent to 98069 W Benham Lane on property owned by the Harbor Fire District; zoned County Public Facilities (PF); United Parcel Service/Harbor Fire Protection District, applicants, United Parcel Service, representative. The favorable recommendation will include those conditions as proposed by staff in the staff report.

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

Jeff Moatz, UPS	10800 SW Manhasset	Tualatin Oregon
John Herzog	925 Hassett Street	Brookings Oregon

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

The only agenda item on the August Planning Commission meeting will be the subdivision request that was tabled at this meeting.

Staff is investigating the use of a motor cross track constructed in a residential zone south of Hampton road.

The owner of the Exxon Station has not responded to a letter written them regarding the landscaping so staff will prepare a stronger letter regarding this matter.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs questioned the lack of paving of a driveway on a minor partition on Old County Road. This paving is being done by a local contractor who has the job scheduled for this week or next.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting adjourned at 11:13 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Richard Gyuro, Chair