

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**April 3, 2001**

The regular meeting of the Brookings Planning Commission was called to order by Chair Richard Gyuro at 7:03 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.	Vikki Nuss	

Commissioner Howe was not present at the meeting.

**CHAIRPERSON ANNOUNCEMENTS**

None

**MINUTES**

By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission approved the minutes of the March 6, 2001, regular meeting as corrected.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS**

None

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS**

1. Director Bischoff reviewed the history of the "visitors center" sign on the building at 539 Chetco Avenue. At the closing of the visitors center last fall the city sent a letter to the building's owner informing him of the requirement to have the sign removed. Since there was speculation that the visitors center might reopen no action was taken on the first letter. Once it was determined the visitors center would remain closed a second letter was sent stating the sign must be removed within 10 days. After the letter was sent the visitors center reopened. The City and the Chamber of Commerce are proceeding with a temporary visitors center in the triangle formed by Fern Avenue and Chetco Avenue. Commissioner Nuss asked why this sign issue was being enforced when other signs in violation have not been pursued. Director Bischoff asked for a list of those signs so enforcement can begin.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a 5-1 vote (motion: Commissioner Freeman, second: Commissioner Nuss; voting for: Commissioners Gorman, Krebs, Freeman, Gyuro and Nuss; voting against: Commissioner Collis) the Planning Commission approved a motion to send the City Council a recommendation to deny a request for a change of zone from R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) to R-2 (Two-family Residential) for a 3.74 acre parcel of land in the southeast corner of Ransom Avenue and Fourth Street; Nora L. Olson, applicant; Cari Early, representative.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. Commissioner Freeman also declared he sold products to the applicant in the past and 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:

Cari Early	15589 Cedar Lane	Harbor Oregon
Albert Nelson	15589 Cedar Lane	Harbor Oregon
Herbert Sanders	916 Easy Street	Brookings Oregon
George B. Land	914 Easy Street	Brookings Oregon
Patrick Dodgen	905 Barbra Lane	Brookings Oregon
Susan Dodgen	905 Barbra Lane	Brookings Oregon
Jeff Bigley	910 Barbra Lane	Brookings Oregon
Jeanie Bigley	910 Barbra Lane	Brookings Oregon
Robert Stanhurst	357 Brookings Avenue	Smith River California

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:10 p.m.

2. By a 6-0 vote (motion: Commissioner Nuss, second: Commissioner Collis) the Planning Commission approved a motion to send a recommendation to the City Council to table LDC-2-01 and establish a committee to review the entire outdoor display issue. LDC-2-01 is a city initiated amendment to Section 52, General Commercial (C-3) District, of the Land Development Code, to allow the outdoor display and sale of prefabricated storage sheds and outbuildings of 120 sq. ft. in size and the display of prefabricated carports of 200 sq. ft. or less.

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

None

## **UNSCHEDULED PUBLIC APPEARANCES**

Don Nuss, 808 Pioneer Road, said he had watched earlier portions of the meeting on TV and mentioned that most Commissioners came through clearly. He observed that the viewing audience could not see the exhibits that are used for each case. Planning Commission Secretary Linda Barker replied that the equipment used to film the meetings was provided by Charter Communications as part of the franchise with the city. There are two fixed cameras and there is no way to rotate them to see the exhibits. In the future there may be an equipment upgrade so exhibits, maps, etc. may be added by computer image as the meeting is being televised.

Mr. Nuss spoke regarding the letters that had been sent to Terry Miller, the owner of the building at 539 Chetco Avenue where the "visitors center" signs are located. He made the observation that the latest letter appeared to be unfriendly and caused a non-profit organization to be forced to reopen the visitors center in order to insure there would be a visitors center for the community. He said he

and other merchants along Chetco Avenue feel the visitors center is a positive part of our community and the owners spent a great deal of money to make that part of our community a much nicer place. He said it was poor timing for the city to send a letter regarding the signs when many knew there were negotiations going on about a visitors center. Commissioner Freeman said he felt the signs created a problem for visitors coming through town and they should be removed and that he was unaware of any negotiations going on about a visitors center. Nuss responded the center has reopened with brochures available and that they want to man the center this summer unless there is an alternative in the downtown area. Chair Gyuro said that some time ago the City and the Chamber of Commerce made a firm commitment to keeping information in the downtown area.

#### **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**

LCDC will look at the UGB remand issues either May 3 or 4. The city has asked for the hearing to be held Friday morning, May 4.

Sign enforcement letters have been sent to several businesses along Chetco Avenue and will be monitored for compliance.

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

Commission Krebs asked if there was a time limit on DIAs. Director Bischoff responded that there is no time limit, the DIA runs with the property. Discussion ensued about DIAs. Since DIAs are recorded a title search done at the time of purchase will reveal the existence of a DIA to a new property owner.

She also wondered if the city disclaimer regarding limited capacity of the wastewater treatment system is still needed since the completion of the wastewater treatment plant upgrades. Director Bischoff said it is still needed until DEQ officially accepts the improvements then we will determine if the statement will still be necessary.

She noted the upkeep of the landscaping at Fast Gas needs improvement.

Commissioner Nuss asked about DIAs being called in on Weaver Lane. Director Bischoff said nothing has been said about calling in any DIAs although this may be looked at by the Council as part of their goals for 2001-2002. While there has been no application for development on Weaver Lane the vacant land is on the north end and when development occurs the developer will put a street with curbs, gutters and sidewalks on whatever side(s) the property fronts on. Director Bischoff said he has spoken with neighbors to the vacant land about possible development of the vacant land and DIAs.

Commissioner Gorman asked how Carpenter Auto was allowed to use the unpaved lot on Chetco Avenue for any purpose. Director Bischoff replied they were only using the lot for display of the storage sheds which is an unlawful use.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 8:53 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Richard Gyuro, Chair