

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
June 5, 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.	Vikki Nuss	

Commissioner Howe was not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

Chair Gyuro introduced a new media representative, Curry Coastal Pilot's reporter Jeff St. Peter.

Gyuro also announced that an advertised public hearing regarding Planning Commission File No. CUP-2-01, an application for a conditional use permit for a 4-unit dwelling group on a 13,125 sq. ft. parcel of land located on the east side of Pioneer Road, approximately 300 ft. north of Easy St., more specifically 714 Pioneer Road; Assessor's Map 41-13-5 BB Tax Lot3301; R-2 (Two-family Residential) Zone; Peter and Marianne Padilla, applicants; Lloyd Matlock, representative, would not be heard at this meeting.

MINUTES

By a 7-0 vote (motion: Commissioner Collis, second: Commissioner Gorman) the Planning Commission approved the minutes of the May 1, 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 6-0 vote (motion: Commissioner Krebs, second: Commissioner Nuss) the Planning Commission gave final map approval for a 4-lot subdivision located on South Passley Road; Vic and Susan Williams, applicants. This subdivision was approved February 6, 2001 (SUB-1-01). The final map approval is subject to completion of item 14 of the conditions of approval.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Krebs, second: Commission Freeman) the Planning Commission approved as written (File No. CUP-1-01/MC-1) a request for a minor change to an approved conditional use permit to allow a two-story single family

house to be combined with a two-story duplex unit to create a two-story triplex unit; located on the east side of Pioneer Road approximately 240 feet south of the intersection of Hassett Street; zoned R-2 (Two-family Residential); Kurt Kessler, applicant.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. Commissioner Freeman declared the applicant has been a customer of his firm in the past. Commissioner Gyuro declared he had contact with the applicant through the Chamber of Commerce. Both Commissioners said 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

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 7:26 p.m.

2. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-1-01/MC-1 as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 6-0 vote (motion: Commissioner Nuss, second: Commission Gorman) the Planning Commission will send a favorable recommendation to Curry County regarding CR-AD-01-12, a request for a conditional use permit to create a bed and breakfast facility with two bedrooms; located on 12.7 acres off of North Bank Chetco River Road, more specifically 16980 Coho Drive; zoned County RR-5 (Rural Residential, 5 acre minimum lot size); Evelyn Fallert, applicant.

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

Evelyn Fallert 16980 Coho Drive 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

Although a letter has been written to the owners of the Exxon Station nothing has been done about the landscaping. Director Bischoff will write them a stronger letter giving a time period in which the landscaping must be improved or the Planning Commission will be instructed to consider rescinding the conditional use permit which allowed the service station's placement.

Director Bischoff briefed the Commission on the UGB remand hearing which was held May 4 in Salem. The city prevailed in its arguments. To complete periodic review the city must complete the Public Facilities and Services Plan, the Transportation Plan, and revision and updates to the Comprehensive Plan.

Commissioner Krebs asked about the City Council's action on the rezoning of property in the southeast corner of Fourth and Ransom. Director Bischoff answered the Council approved the rezone. The Planning Commission had recommended a denial of the application.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Collis remarked about a growing junk pile on a lot on the east side of South Passley Road. Director Bischoff will look into this matter. Collis also asked about the membrane structures that are being erected on residential lots around the city. Director Bischoff said there is a proposed Land Development Code change addressing these structures. The Planning Commission will be considering this change at its July meeting.

There was discussion on the outdoor display committee that has been recommended by the Planning Commission and the City Council. Commissioner Nuss commented this committee should be formed as soon as possible and that several merchants had expressed a desire to be on such a committee.

Commissioner Gorman asked about directional signs for the entrance and exit to the parking lot at Azalea Park. He has seen several drivers entering from the wrong direction and thought painted pavement arrows could better direct traffic. This will be taken to the Community Development Director.

Chair Gyuro invited those present to attend the free concerts in Azalea Park that will be starting June 10 and held most Sundays throughout the summer.

Commissioner Nuss moved and Commissioner Collis seconded a motion to change the July meeting date from July 3 to July 10. The motion carried unanimously.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Richard Gyuro, Chair