

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
September 3, 2002

Chair Randy Gorman called the regular meeting of the Brookings Planning Commission to order 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.

Commissioners Present:

| | | |
|--------------|-----------------|---------------------------------|
| Randy Gorman | Craig Mickelson | John Bishoff, Planning Director |
| Ted Freeman | Bruce Nishioka | Cathie Mahon, Secretary |
| Russ Fritz | | |

Commissioners Absent:

Tom Davis and Ernie Cofrances

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 5-0 vote, (motion: Commissioner Fritz) the Planning Commission approved the minutes of the August 6, 2002, regular meeting as amended.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL

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 Freeman), the Commission approved an application, File No. M3-3-02, for a minor partition to divide a .94 acre parcel; located at Marine Drive; Assessor's Map 40-13-32 CD Tax Lot 1600; SR-20 (Suburban Residential 20,000 square feet minimum lot size) zone, Richard Gabriel, applicant; Darryl Niemi, representative.

All Commissioners present declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and comments regarding the request from the following:

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| Darryl Niemi | 17225 Mountain Drive | Brookings, OR 97415 |
| Entered into the record was a letter from: | | |
| Mr. Clyde Dunn | 241 Marine Drive | Brookings, OR 97415 |

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

- By a 5-0 vote (motion: Commissioner Mickelson) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-3-02.
- By a 5-0 vote (motion: Commissioner Fritz), the Commission did not approve File No. CUP-8-02. It was decided after an opponent raised some issues that could not be answered by the subject property representatives, to have the matter continued until the next Planning Commission Hearing on October 1, 2002.

All commissioners present declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

The action was taken following questions and comments regarding the request from the following:

| | | |
|---|----------------|----------------------|
| Lloyd Matlock | P. O. Box 8026 | Brookings, OR 97415 |
| John Whitaker | P. O. Box 303 | Brookings, OR 97415 |
| Sharron Merwin, | 614 Ransom | Brookings, OR. 97415 |
| (representative for her mother-Bea Batten, 812 Pioneer Brookings, OR 97415) | | |

- By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission approved File No. SUB-06-02, an application for a subdivision on a 7.3 parcel; to be identified as *Chetco Point Terrace*, located on Wharf Street; Assessor's Map 41-13-07 AA, Tax Lot 409; R-2 (Two-family residential) Zone; Bruce Brothers Inc., applicants.

All Commissioners present declared ex parte contact due to the site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

The action was taken following questions and comments regarding the request from the following:

| | | |
|---------------|----------------------|---------------------|
| Noah Bruce | P. O. Box 61 | Brookings, OR 97415 |
| James M. Cole | 104 Schooner Bay Dr. | Brookings, OR 97415 |
| Jim Rich | 107 Schooner Bay Dr. | Brookings, OR 97415 |
| Don Hoag | 17156 Mountain Drive | Brookings, OR 97415 |

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

- By a 5-0 vote (motion: Commissioner Fritz) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB 06-02.

A recess was declared at 9:15 p.m. The meeting reconvened at 9: 25 pm. with the same five members present.

6. By a 5-0 vote (motion: Commissioner Mickelson) the Commission approved an application for a conditional use to build a RV storage building, located at 1030 Fifield Street; C-3 (Commercial) zone; File No.CUP 09-02, Jeannine Barnard, applicant.

All Commissioners present declared ex parte contact due to the site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

In addition to the general conditions (included in the packet) 1 specific condition was placed on the motion:

- Prior to issuance of the occupancy permit, the parking area shall be paved.

The action was taken following questions and comments regarding the request from the following:

Jeannine Barnard 974 Helen Lane Brookings, OR 97415

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

7. By a 5-0 vote (motion: Commissioner Mickelson) the Commission approved the Final ORDER and Findings of Fact for File No. CUP 09-02 as amended.
8. By a 5-0 vote (motion: Commissioner Fritz) the Commission approved an application for a subdivision to create 11 lots on a 5.78 acre parcel, located on the west side of Parkview Drive and east of the boundary of Harris Beach State Park, R-1-6 (Single Family Residential) zone; File No. SUB-5-02; Mike Maher, applicant; Jim Capp, representative.

In addition to the general conditions (included in the staff report) specific conditions were placed on the motion:

- Prior to construction applicant shall provide a copy of a wetlands delineation prepared by a licensed consultant and approved by the Oregon Department of State Lands.
- If the new cul-de-sac street is a private street, the CC&R's and the homeowners association must contain provisions for maintenance of the street.
- Applicant shall obtain any required easement on the adjoining lot to the south to accommodate the construction of the street.
- Applicant shall note on final plat map stating driveway for Lot 10 shall be placed on new cul-de-sac.

All commissioners present declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and comments regarding the request from the following:

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|-------------------|----------------------|------------------|
| Jim Capp | P. O. Box 2937 | Harbor, OR 97415 |
| Don Hoag | 17125 Mountain Drive | Brookings, OR |
| Kurt Kessler | P. O. Box 6335 | Brookings, OR |
| Suzanne Wimberley | P. O. Box 239 | Brookings, OR |

9. By a 5-0 vote (motion: Commissioner Fritz) the Planning Commission approved the final ORDER and Findings of Fact for File No. SUB-5-02 as amended.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None.

UNSCHEDULED PUBLIC APPEARANCES

None.

COMMISSIONERS COMMENTS:

Weaver Lane:

Chairman Gorman inquired about the status of the *DIA'S* (curbs and gutters) on Weaver Lane. He asked Planner Bischoff to continue to make the necessary contacts with City Council.

REPORT OF THE PLANNING DIRECTOR

Planning Director Bischoff reminded the members about the training day, scheduled for Saturday, September 21, 2002.

Update on File No. CUP-4-02:

Planner John Bischoff told the board he contacted the applicant (Anne Marie Brouillette-File No. CUP-4-02, to operate a daycare/preschool, approved May 7, 2002), reminding her that the conditional use permit was approved with conditions; those conditions have not been met and in order to continue to operate, they must be completed.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 11:05 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair