

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
August 5, 2003

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:

Jim Collis	Randy Gorman	John Bischoff, Planning Director
Ted Freeman	Bruce Nishioka	Cathie Mahon, Secretary
Russ Fritz	Bill Smith	

CHAIRPERSON ANNOUNCEMENTS

Chair Gorman announced File No. **SUB-6-02/MC-1-03** would not be heard; it has been postponed until the next public hearing on September 2, 2003.

MINUTES

By a 5-0-1 vote, the Commission (motion: Commissioner Collis; Commissioners Collis, Freeman; Gorman, Nishioka, and Smith voted in the affirmative; Commission Fritz abstained due to absence from the meeting) approved the minutes of the July 1, 2003.

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

1. By a 5-1 vote (Motion: Commission Collis; Commissioners Collis, Fritz, Gorman, Nishioka and Smith voted in the affirmative, Commissioner Freeman voted against the motion) the Planning Commission approved the request for an extension of a conditional use for a supplemental parking lot for the Brookings-Harbor Christian Church, located on the west side of Barbara Lane, Assessor's Map 41-13-06 AB, Tax Lot 1404; R-1-6 zone; File No. **CUP-3-78/MC-3-01/EXT-1-03**.

Commissioner Freeman apprized the Commission the parking lot was recently paved, after the church asked for an extension, but they need to stripe the lot, and complete the drainage.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 3-3 vote (motion: Commissioner Freeman; Commissioners Collis, Freeman and Nishioka voted in the affirmative; Commissioners Fritz, Gorman, and Smith voted against the motion) the Planning Commission denied File No. **VAR-1-03**; a request for a variance to encroach 5 feet into the required 10 foot side yard setback; located at 251 Marine Drive, Assessor's Map 40-13-32-CD, Tax Lot 1702; SR-20 (Suburban Residential) district; Peter Castellini, applicant.

Entered into the record by Mr. Castellini (Exhibit A) was a site plan of the subject property and proposed placement of the house. Mr.Castellini pointed out the constraints of the property to the Commission; the shape of the property; position of the electrical transmitter box, topography, and the underground utility lines.

This action was taken following questions and comments from the following:
Peter Castellini, applicant P.O. Box 1977 Brookings, OR 97415

2. By a 5-0 vote (motion: Commissioner Freeman), the Planning Commission voted to deny a request for a variance to allow RV parking within the street side yard; located at 905 Hassett Street; Assessor's Map 41-13-06 AB, Lot 916; R-1-8 (Single-family Residential, 8,000 sq.ft. minimum lot size) zone; Robert Sheehan, applicant; File No. VAR-2-03.

Before the public hearing Chair Gorman declared bias and left the bench and the meeting room. Vice-Chair Nishioka conducted the public hearing.

Five members 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 and comments regarding the request from the following:

Robert Sheehan, applicant	905 Hassett Street	Brookings, OR 97415
John White	P. O. Box 3078	Harbor, OR 97415
Marjorie Geraghty	921 Helen Lane	Brookings, OR 97415
Letters entered into the record:		
Patricia Goodale	870 Hassett Street	Brookings, OR 97415
George & Deanna Elson	910 Helen Lane	Brookings, OR 97415

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

Chair Gorman returned to the bench and resumed conducting the meeting.

3. By 5-1 vote (Motion: Commissioner Nishioka; Commissioners Collis, Freeman, Fritz, Nishioka, and Smith voted in the affirmative; Commissioner Gorman voted against the motion) the Planning Commission approved the request for a variance of the required driveway width; File No. VAR-3-03, and a conditional use permit, File No. CUP-9-03, to permit an eight unit (four duplexes) dwelling group; located at 805 Pioneer Street; Assessor's Map 41-13-05 BB, Tax Lot 1700; R-2 (Two-family Residential) zone; George Phillips, owner; Marianne Padilla, MJR Properties, applicant.

Five members 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 the request.

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

Marianne Padilla	246 Cypress Street	Brookings, OR 97415
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The motion was amended to include two conditions:

- All storm drainage plans must be approved by a City Engineer prior to any construction.

- The Planning Commission will review this Conditional Use permit at a regularly scheduled hearing one year from the date of this approval. This review will determine if the existing single-family house is still on the property or if removed, that the driveway as been widened to a full 20 feet of width throughout its length. If the house has not been removed, the Commission will make a determination whether to allow the existing condition to continue and review again in a one year period or require the garage of the existing house to be modified to allow the 20 foot drive way.

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

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote (Motion: Commissioner Nishioka) the Planning Commission will send a favorable recommendation to Curry County; File No.CR-P-0306, a request for a minor partition to divide a parcel of land into two lots of 1.31 acres and 8.27 acres, using a flag lot configuration; located at 16958 Old County Line Road; County zone R-2; Ron and Rose Hedenskog, applicants.

UNSCHEDULED PUBLIC APPEARANCES

Mr. J.B. White approached the bench to speak. He challenged the decision to deny Mr. Sheehan's request for a variance to park his RV on the side yard. He stated they do not live where CCR's (Codes, Conditions and Restrictions) are in place, adding the ordinance says you can park on a driveway or concrete pad. He stated Brookings is a retirement community, and people should have the freedom to use their property the way they want. He concluded stating he could submit to the City 50 to 75 addresses where vehicles, boats, and RV's are parking illegally.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

Commissioner Fritz responded to Mr. White, explaining this issue was brought up two years ago during the time City Council was setting goals. During that session, one of the discussions was how to clean up the City, with one of the issues being what to do about vehicles, boats, and RV's parking, particularly in residential areas. As a result to attain that goal, and to prompt people to clean up their property, two programs were initiated: *The Yard of the Month* and *Most Improved Yard*. He concluded agreeing with Commissioner Nishioka suggestion to make a recommendation to City Council for funds and manpower to enforce the ordinances.

Planning Director Bischoff entered the podium.

- He explained Ordinance 115 governs the 7-day time frame motor coaches can be parked on private property.
- In response to enforcement, he explained he shares the responsibility with the Building Official in citing the properties for things like junk cars. He added they respond to written complaints or when complaints are phoned in to the City.

Chair Gorman questioned Mr. Bischoff if he had cited anyone for illegal RV parking on property in the street front, or side yard. Mr. Bischoff answered he had done so, a couple of years ago.

Discussion ensued amongst the Commissioners regarding cars and RV parking on street fronts or side yards.

Mr. White entered into the conversation. He stating, in effect you are allowing it (parking on side yards), referring to two police cars parked on the side yard; one on Hassett Street, and the other on Cameo Lane. He reiterated, it is unfair to allow some to do it, while others comply with the regulations.

Commissioner Fritz reiterated the suggestion of conveying to City Council the necessity for enforcement.

Ms. Padilla expressed the issue is beyond RV's, boats are included.

Chair Gorman brought the discussion to closure by suggesting a work study session to continue reviewing the issues. Most of the Commissioners preferred August 11, 2003 (it was confirmed after the members were contacted the following day).

REPORT OF THE PLANNING DIRECTOR

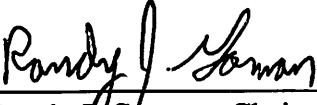
- Planning Director Bischoff directed the Commission to the City Picnic invitation. He reminded them to call Linda Barker before August 14th.
- A new commissioner was appointed to replace retiring Commissioner Cofrances. Mr. Bob Gilmore was not able to attend the August meeting due to a previous engagement but will be at the next meeting, September 2, 2003.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 9:47 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair

cmm