

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
December 2, 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
Bob Gilmore Bruce Nishioka
Ted Freeman

Commissioners Absent:

Bill Dundom
Bill Smith

Staff Present:

John Bischoff, Planning Director
Cathie Mahon, Community Development Secretary

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Councilor Mickelson
Approximately 6 citizens in the audience

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 4-0-1 vote, the Planning Commission (motion: Commissioner Gilmore; Commissioner Freeman abstained due to not being present at the meeting) approved the minutes as amended from the November 4, 2003 meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None.

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

1. By 5-0 vote, (motion: Commissioner Gilmore) the Planning Commission moved to continue the request for an extension of File No. CUP-8-02, due to the absence of the applicant failing to appear. The motion was amended to specify, continued to the next public hearing, January 6, 2004.

2. By a 5-0 vote (motion: Commissioner Gilmore) the Planning Commission approved the request for an extension of one year; File No. **SUB-5-02**, an application for a subdivision to create 11 lots on a 3.47 acre parcel; located on the west side of Parkview Drive and the east boundary of Harris Beach State Park; Assessor's Map 40-13-31, Tax Lots 800 and 803; R-1-6 (Single-family Residential) zone; Mike Maher, applicant; Jim Capp, representative.

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

| | | |
|--------------------------|----------------------|---------------|
| Rex Atwell | 17169 Parkview Drive | Brookings, OR |
| Jim Capp, representative | P. O. Box 2937 | Harbor, OR |

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission moved to continue File No. **CPZ-4-03**, an application for a Comprehensive Plan and zone change involving four tax lots; Assessor's Map 40-14-36 A; Tax Lots 200, 301, 400, and 401; located at 96707 East Harris Heights Avenue; Edward Hewitt, applicant. Neither the applicant nor his representative appeared at the public hearing. The request will be heard at the January 6, 2004 public hearing.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 5-0 vote (motion: Commissioner Gilmore) the Planning Commission will send a favorable recommendation to Curry County; File No. **CR-CPZ-0301**, a request for a zone change from R-2 (Two-family Residential) zone to C-1 (Light commercial) county zone; for the purpose of expanding an existing RV Park in the C-1 portion of the property; located at 97748 N. Bank Chetco Road; Assessor's Map 41-13-05 A, Tax Lot 1601; Alan Murray, applicant.

UNSCHEDULED PUBLIC APPEARANCES

Rex Atwell approached the podium to discuss his concerns about the construction projects on Parkview Drive. He expressed several times this year water was turned off without notification, the road has several plates over the trenches, garbage and trash are scattered around the construction areas, and the road is bumpy. He concluded there is no consideration by the building contractors to clean-up the area. He submitted 12 photographs for the record to illustrate the piles of debris at the building projects on Parkview, logs piled along side the road, and areas where excess asphalt was dumped after roadwork.

REPORT OF THE PLANNING DIRECTOR

Planning Director Bischoff reported on some of the decisions made at the November 24, 2003, City Council meeting:

- The appeal concerning the encroachment of the berm located on Wharf Street, File No. **APP-4-03**, was overturned with the following condition:
 - Any encroachment or modification to the "berm" shall first be designed by a certified engineer and include an opinion of an expert in air flow that concludes that the encroachment or modification shall not degrade existing odor control or visual impact of the WWTP. Engineered design of any proposed encroachment or modification to the "berm" shall be reviewed by the City Engineer and a recommendation made to the Site Plan Committee for consideration.

- Final approval for File No. **CZ-1-03**, a zone change from R-2 (Two-family Residential) to R-3 (Multiple-family Residential), located at 1038 Chetco Avenue, Jerry Norman, applicant.

Planning Director Bischoff reported a 25 foot tree was placed by the downtown parking lot, beginning the City's holiday celebration. He concluded his report by stating there is discussion about the possibility of the county giving Parkview Drive to the City.

There was a 3-minute break from 8:07 p.m. to 8:10 p.m. The meeting resumed with the same five members present.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

2003 Annual Report:

The Commission discussed the draft copy of the 2003 report for City Council. The final copy will be presented for approval at the January 6, 2004 meeting.

Election for Chair and Vice-Chair for 2004:

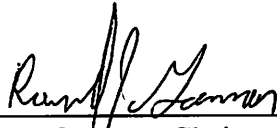
Commissioner Freeman moved to nominate Commissioner Gilmore for Chair and Commissioner Collis for Vice-Chair. Both positions were unanimously approved. Chair Gorman congratulated both commissioners.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 8:38 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair