

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
January 7, 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.

Jim Collis	Randy Gorman	John Bischoff, Planning Director
Ernest Cofrances	Bruce Nishioka	Cathie Mahon, Secretary
Ted Freeman	Bill Smith	Ex Officio Michelle Carrillo

Commissioner Fritz was not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

The Chair introduced and welcomed Commissioner Smith to the commission.

MINUTES

By a 5-0 vote, the Commission (motion: Commissioner Freeman, new member Commissioner Smith abstained) approved the minutes of the December 3, 2002, regular 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 a 2-1-3 vote (Motion: Commissioner Freeman; Commissioners Freeman and Gorman voted in the affirmative, Commissioner Cofrances voted against the motion; Commissioners Collis, Nishioka, and Smith abstained), the Planning Commission ruled to deny the approval of the final map for a 10-lot subdivision from a 1.99 acre parcel; located north of Hassett Street and Old County Road; Assessor's Map 40-13-32 C, Tax Lot 1104; R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone; Noah and Joshua Bruce, applicants.

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

Larry Anderson	P. O. Box 1746	Brookings, OR 97415
Gary Derr	508 Hassett Street	Brookings, OR 97415
Don Hoag	17156 Mountain Drive	Brookings, OR 97415

In addition to the general conditions, the Commission had 3 specific areas of concern before the final map be signed:

- Driveways be combined and have reciprocal access for Lots 4 and 5, 6 and 7

Street; Assessor's Map 41-13-6 CB, Tax Lots 60007, 60008, and 60009; R-3 (Multi-family Residential) zone; Oscar and Joan Bratton, applicants; Genie Gilliam, Professional Property Management Company, representative.

Five of the commissioners did not make a site visit to the condominium complex. Commissioner Freeman 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:

Genie Gilliam, representative	P. O. Box 572	Brookings, OR 97415
Ted Steinbeck	1307 Moore Street-Unit 903	Brookings, OR 97415
Louise Daley	1307 Moore Street-Unit 704	Brookings, OR 97415
Herbert Holden	1305 Moore Street-Unit 401	Brookings, OR 97415

Entered into the record was a petition signed by residents objecting to the proposed use:

Herbert and Shirley Holden	1305 Moore Street Unit 401	Brookings, OR 97415
Phyllis Gard	1305 Moore Street-Unit 602	Brookings, OR 97415
Ivon and Patricia Wilson	1305 Moore Street-Unit 601	Brookings, OR 97415
Christine and Landers Ligon	1303 Moore Street-Unit 302	Brookings, OR 97415
Nina and Delbert Hall	1303 Moore Street-Unit 103	Brookings, OR 97415
Ron Gittelson	1303 Moore Street-Unit 303	Brookings, OR 97415

- By a 6-0 vote, the Planning Commission will send a recommendation to City Council to change Section 52, General Commercial (C-3) District of the Land Development Code, subsection .020.B, to remove the requirement for *multiple dwellings not on a ground floor* and allowing one or more dwellings not on a ground floor.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None.

UNSCHEDULED PUBLIC APPEARANCES

- Cindy Beaman, attorney for the Bruce Brothers, discussed the vote for the final map case approval heard earlier at the meeting. She questioned the reasoning behind the denial, and why 3 members abstained. She directed questions to the Planning Commission members who abstained during the roll call vote. Commissioners Collis and Smith replied they were both recently appointed to the Commission, stating they were not present for the initial hearing (File No. SUB-02/MC-1, October 1, 2002) of the case; therefore, they abstained from the vote. They stated it was not a matter of "conflict of interest" but that they were not at the initial hearing of the case. She concluded stating she wanted in writing a letter with an explanation what comprises a quorum and the reason behind the denial,
- Noah Bruce approached podium. He questioned the vote stating if six members were present and 3 abstained, the 2-1 vote (two in the affirmative, one against) should be viewed as a majority vote for approval.

- Jim Frerich, 510 Hassett Street, addressed some the Commission's concerns on drainage.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

After short discussion and praise to the Chair, the Planning Commission unanimously approved the annual report for 2002.

REPORT OF THE PLANNING DIRECTOR

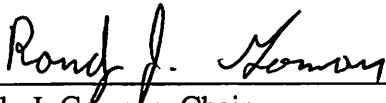
Planning Director Bischoff informed the Commission that the *goal-setting* meeting will be held on Friday, January 24, 2003, from 9:00 a.m. to 2:00 p.m.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 10:40 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair

**MINUTES
BROOKINGS PLANNING COMMISSION
SPECIAL MEETING
January 13, 2003**

Chair Randy Gorman called the meeting of the Brookings Planning Commission to order at 4:30 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	Randy Gorman	John Bischoff, Planning Director
Ernest Cofrances	Bruce Nishioka	Cathie Mahon, Secretary
Ted Freeman		Leo Lightle, Director of Community Development

Commissioners Fritz, and Smith were not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

The Chair announced the special meeting was called after confusion over whether or not there was a quorum at the regular meeting of January 7, 2003.

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

1. By a 4-1 vote (Motion: Commissioner Freeman; Commissioners Cofrances, Collis, Freeman, and Gorman voted in the affirmative, Commissioner Nishioka abstained).

In addition to the general conditions, the Commission placed two conditions that must be notations on the final map before signing off:

- Driveways on Lots 4 and 5, and 6 and 7, shall either be combined at the property line with a recorded access agreement between properties, or shall not exceed 15 feet in width and shall be separated by at least 5 feet.
- Existing drainage across Lots 9 and 10 must be managed in a manner that protects surrounding properties. Prior to any construction on Lots 9 and/or 10, a drainage plan must be prepared by the developer and submitted to the City Engineer for review and approval.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 4:54 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy Gorman, Chair