

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 4, 2003**

Chair Randy Gorman called the regular meeting of the Brookings Planning Commission to order at 7:05 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	

Commissioner Fritz and Ex Officio Michelle Carrillo were not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

MINUTES

By a 6-0 vote, the Commission (motion: Commissioner Freeman) approved the minutes of the January 7, 2003, regular meeting.

By a 5-1 vote, the Commission (motion: Commissioner Freeman, Commissioner Smith abstained due to absence from the meeting) approved the minutes of the special meeting on January 13, 2003.

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 6-0 vote (Motion: Commissioner Freeman) the Planning Commission approved File No. SUB-6-02, the final map for a 16-lot subdivision from a 7.34 acre parcel; located on the south side of Wharf Street, adjacent to the east side of the city's wastewater treatment plant; Assessor's Map 41-13-7 A, Tax Lot 409; R-2 (Two-family Residential) zone; Noah and Joshua Bruce, applicants.

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

Noah Bruce	P. O. Box 61	Brookings, OR 97415
Cindy Beaman	611 Chetco Avenue	Brookings, OR 97415

Entered into the record was a letter from T.J. Bossard, Inc. Civil Structural Engineering.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-1 vote (motion: Commissioner Gorman; voting for: Commissioners Cofrances, Collis, Freeman, Gorman, and Smith; voting against: Commissioner Nishioka) the Commission approved an application for a conditional use permit, to change the use of an existing church into a center for *South Coast Head Start*, File No. CUP-4-03, Assessor's Map 41-13-6 BB, Tax Lot 200; R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone; Phillip Nemrava, applicant.

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

- The pavement on the access easement shall be widened to a width of 16 feet.

Four commissioners (Commissioner Cofrances, Collis, Freeman and Gorman) 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:

Roy Mitchell	19151 High Noon Avenue	Brookings, OR 97415
Tanya Raiter	P. O. Box 6356	Brookings, OR 97415
Phil Heiss	P. O. Box 4156	Brookings, OR 97415
Kathy Morris	420 Alder Street	Brookings, OR 97415
Sandy Coons	P. O. Box 6615	Brookings, OR 97415
Sally Laasch	P. O. Box 7816	Brookings, OR 97415
Larry Kaufman	1214 Ransom	Brookings, OR 97415
Phil Nemrava, representative	P. O. Box 1401	Port Orford, OR 97465

Additional evidence was entered into the record from the following people who submitted letters:

Patti & Richard Dentino	1230 Ransom Avenue	Brookings, OR 97415
Linda and Leroy Dornbusch	1224 Random Avenue	Brookings, OR 97415
Jerry Jones	1212 Ransom Avenue	Brookings, OR 97415
Larry Kaufman	1214 Ransom	Brookings, OR 97415
Sally Laasch	P. O. Box 7816	Brookings, OR 97415

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

2. By a 5-1 vote (motion: Commission Freeman; voting for: Commissioners Cofrances, Collis, Freeman, Gorman, and Smith; voting against: Commissioner Nishioka) the Commission approved the Final ORDER and the Findings of Fact for File No. CUP-4-03.

3. By a 6-0 vote, (motion: Commissioner Nishioka) the Planning Commission approved File No. CUP 5-03, a conditional use permit to construct a new church, located at 1208 Ransom Avenue; Assessor's 41-13-6 BB, Tax Lot 200; R-1-6 (Single-family Residential, 6000 square foot minimum lot size) zone; Brookings Congregation of Jehovah's Witnesses, applicant; Jason Womack, representative.

Four commissioners (Commissioners Cofrances, Collis, Freeman and Gorman) 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:

Roy Mitchell 19151 High Noon Avenue Brookings, OR 97415

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

4. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. 5-03.
5. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved File No. VAR-1-03 and CUP-3-03; a variance to encroach into the side yard setback, and a minor change for a conditional use for the purpose of an addition to an existing church; located at 540 Pacific Avenue; Assessor's Map 41-13-5-BC, Tax Lot 3000; Brookings Presbyterian Church, applicant; Randall Rands, representative.

Two commissioners (Commissioner Freeman and Gorman) 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.

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

Randall Rands, representative 229 W. Main Street Medford, OR 97501

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

6. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. VAR-1-03.
7. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-3-03.

A recess was declared at 10:00 p.m. The meeting reconvened at 10:08 p.m. with the same six members present.

8. By a 6-0 vote (motion: Commissioner Freeman), the Planning Commission will send a favorable recommendation to the City Council regarding File No. CPZ-1-03, a request for a zone change from the R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone to P/OS (Public Open Space) zone, and a comprehensive plan change from Residential to Open Space; located at Harris Beach State Recreation Park; Assessor's Map 40-14-36 Tax Lots 4200 and 4300; 40-14-13 BD, Tax Lots 1400 and 1500; and 40-14-36 & Index, Tax Lot 400; Oregon Parks and Recreation Department, applicant; Kristen Stallman, representative.

All commissioners (exception: Commissioner Nishioka) declared exparte 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:

Kristen Stallman, representative for the Oregon Parks and Recreation Department, Salem, Oregon.

9. By a 6-0 vote (motion: Commissioner Nishioka) the Planning Commission approved a subdivision, Case No. SUB-1-03, to divide a 1.04 acre parcel of land into 5 lots; located at Passley Road; Assessor's Map 40-14-36 BD, Tax Lot 200; R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone; Steve Cadwalader dba Bayside Builders, applicant.

In addition to the general conditions (included in the packet) 3 additional conditions were placed on the motion:

- A "Stop" sign shall be placed on West Cliff Drive at Passley Road
- A total of 4 "No Parking" signs, 2 on each side, shall be placed on West Cliff Drive
- A street light shall be placed at the cul-de-sac end of West Cliff Drive

Commissioners Cofrances, Collis, Freeman and Gorman made 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:

Steve Calwalader, dba Bayside Builders P.O. Box 2602 Brookings, OR 97415
Don Hoag 17156 Mountain Drive Brookings, OR 97415

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

10. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-1-03

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None.

UNSCHEDULED PUBLIC APPEARANCES

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

Chair Gorman directed to the Planning Director two concerns:

1. He questioned if anything could be done about the plywood screen being used at the corner of Highway 101 and Hillside Avenue.
2. He asked if city staff could check out the potholes on Ransom Avenue between Fifth and Sixth Street.

Planning Director responded that he had checked with the building official and was told the plywood is not considered a fence and there is nothing in the building code addressing it. He responded on the second issue stating he would contact Public Works.

REPORT OF THE PLANNING DIRECTOR

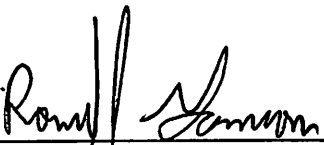
None.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 10:55 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair