

MINUTES
BROOKINGS PLANNING COMMISSION
SPECIAL MEETING CONTINUATION
October 19, 2004

Chairman Gilmore called the meeting of the Brookings Planning Commission to order at 7:08 p.m. in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance. The meeting was delayed until four commissioners were present for a quorum. Commissioner Freeman arrived at 7:26 p.m.

Commissioners Present:

Ted Freeman Bob Gilmore
Bill Dundom Bruce Nishioka
Randy Gorman

Commissioners Absent:

Commissioners Smith and Collis, and Emilia Parada, Ex Officio Student Commissioner

Staff Present:

John Bischoff, Planning Director
Dianne Snow, Assistant Planner
Ed Wait, Economic and Urban Development Director
Cathie Mahon, Community Development Secretary

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Approximately 5 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

Chair Gilmore stated for the record the meeting was a continuation of File No. **LDC-1-04** which was left open (from the October 5th meeting) to give commissioners more time to study the proposal and for additional testimony.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission will send a recommendation to City Council to approve an amendment to the city's Land Development Code to add a new zoning district, Ordinance No.04-O-446.TT, titled "Section 54, Downtown Business (DB) District." This ordinance provides for permitted uses, building setback standards, and other requirements that are different than the existing C-3 Zone. The subject area includes the first tier of lots on the north side of Highway 101 (Chetco Avenue) to the north side of Railroad Street, and between Center Street on the west and Alder Street on the east. City initiated amendment; File No. **LDC-1-04.**

The motion was amended to include the following recommendations as outlined by Assistant Planner Snow:

- Bed & Breakfasts-if decided it's an appropriate use, may add to allow outright as referenced in Section 54.020(B), Permitted Uses (Land Development Code).
- Car Dealerships: The existing two car dealerships and accompanying sales lots are "grandfathered" (a lawful, nonconforming use) within the zone. The two sites are located on contiguous parcels, both leased and owned totaling 125, 453 square feet on Chetco Avenue and Oak Street, and 58, 809 square feet on Wharf and Spruce Streets. Both businesses shall be limited to their existing square footage on contiguous parcels. Separation of parcels by a street does not render the parcels non-contiguous. Both businesses may move car dealerships and sales lots to another location as long as existing footage is not increased and all parcels are contiguous. If existing footage is reduced for a period beyond 6 months, no additional square footage may be added after that time.
- Addressing- Section 54.100 (F): Addresses shall be placed on the building, awning valance, or canopy in a manner to be clearly visible from the adjacent from the adjacent street, alley and sidewalk. *The locations shall be above the main pedestrian entrance and at the rear or side entrance.*
- Size of Plans-Section 54.120 (B): A plot plan of the property ~~drawn to scale and on a sheet no larger than 18 X 24 inches~~ showing the following: (note: the strike words were deleted.)

All five commissioners declared ex parte due to familiarity with the area of concern in this case. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

Economic and Urban Development Director Wait fielded questions and comments regarding the request and the following participants:

Toni Mefford	17744 Hwy.101, #B101	Brookings,OR 97415
Rick Bishop	P. O. Box 267	Brookings, OR

UNSCHEDULED PUBLIC APPEARANCES

None.

PLANNING DIRECTOR COMMENTS:

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS

Commissioners Gorman, Dundum, and Freeman had three areas of concern for posting signs for traffic and pedestrian safety:

- Stop sign at Fern Street and Ransom.
- Stop sign at Velopa Court
- Sign posted-eliminate parking on one side of Pioneer

It was decided by both Planning Director Bischoff and Chair Gilmore to put those items on the November 2nd agenda for further discussion and possibly forward a memo to City Council.

ASSISTANT PLANNER COMMENTS:

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

A handwritten signature in black ink, appearing to read 'R. Gilmore', written over a horizontal line.

R. Gilmore, Chairperson