

MINUTES
BROOKINGS PLANNING COMMISSION
March 7, 2006

The regular meeting of the Brookings Planning Commission was called to order by Chair Nishioka at 7:00 p.m. in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance.

Commissioners Present:

Jim Collis	Randy Gorman
Rich Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka
	Richard Yock

Staff Present:

John Bischoff, City Planner, Dianne Snow, Deputy City Planner, and Cathie Mahon, Secretary.

Other:

Student Ex Officio Skylar Shuford
Approximately 5 participants in the audience

CHAIR ANNOUNCEMENTS

Chair Nishioka apologized for his absence at the last meeting. He introduced Commissioner Richard Yock as the new commissioner, who was welcomed by the commission.

MINUTES

By a 5-0-2 vote (motion: Commissioner Collis, Commissioners Dundom and Yock abstained due to absence) the Planning Commission approved the minutes of February 7, 2006, as amended.

By a 5-0-2 vote (motion: Commissioner Dentino; Commissioners Nishioka and Yock abstained due to absence) the Planning Commission approved the minutes of February 21, 2006, as written.

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

1. By a 7-0 vote (motion: Commissioner Dentino) the Planning Commission approved the request for a one year extension for File No. **SUB-1-05**, for a subdivision, *Chetco Terrace Estates*, to divide a 4.91 acre parcel of land consisting of 7 parcels to create 18 residential lots; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Assessor's Map 41-13-5CA, Tax Lots 1300, 1600, 6100, 6101, 6120, 6180 and 6190; Ross Walton, applicant.

The action was taken following questions and comments from the following:
Tammy Beckley, Beckley & Co. Real Estate, representative for Mr. Walton.

Note: the original approval was April 5, 2005. This extension will expire one (1) year from the approval date, April 5, 2007, unless the final plat is approved and recorded.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. Chair Nishioka opened the public hearing for File No. **CUP-3-06**, a request for a conditional use permit to construct a 100 foot high mono-pole telecommunications tower with a 12 foot by 26 foot equipment shelter building; located at 224 Cove Road; Tax Assessor's Map 41-13-06DD; Tax Lot 1003; IP (Industrial Park) zone; Verizon Wireless; applicant; Ed Fournier, agent for Technology Associates.

Planner Snow announced the property recently changed ownership from Mr. & Mrs. Alsop to Mr. Dan Ambrose who was present at the hearing but choose not to testify.

The Chair stated the hearing was open for testimony due to being continued from the February 7, 2006 hearing. Planning staff was asked to review the request.

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

Ed Fournier, agent for Technology Associates, representative for Verizon Wireless
Barbara Nysted 427 Buena Vista Loop Brookings, OR 97415

Read into the record was a memorandum from John Trew, Attorney for the City

Commissioner Gorman made a motion to approve the request with the condition that the tower be of a stealth design, resembling a tree. It failed due to the lack of a second.

By a 3-2 vote (motion: Commissioner Dentino; Commissioners Collis, Dentino, and Hedenskog voted in the affirmative; Commissioners Gorman and Nishioka against the motion; Commissioners Dundom and Yock could not vote due to absence at the initial public hearing February 7th) the Planning Commission approved the request for File No. **CUP-3-06**.

The motion was amended to include the following additional condition due to a memo from Fire Chief Sharp and his concern for the weeds at the subject property:

- *Existing vegetation, consisting of weeds and briars, adjacent to the southern boundary, must be removed and replaced with similar landscaping as proposed on the west and north sides of the site.*

Commissioners Collis, Dentino, Gorman, Hedenskog and Nishioka 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 applicant waived their right to seven (7) additional days in which to submit written testimony.

2. By a 3-2 vote (motion: Commissioner Hedenskog; Commissioners Collis, Dentino, and Hedenskog voted in the affirmative; Commissioners Gorman and Nishioka voted against the motion; Commissioners Dundom and Yock could not vote due to absence) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-3-06**, as amended.

A recess was declared at 8:48 p.m. The meeting reconvened at 8:55 p.m.

- 3 By a 7-0 vote (motion: Commissioner Hedenskog) the Planning Commission approved File No. **M3-2-06**, a request for a minor partition to divide a .96 acre parcel into two (2) parcels; located at 259 Marine Drive; Assessor's Map 41-13-05B, Tax Lot 305; SR-20 (Suburban Residential) zone; Michael Konkel, applicant.

Commissioners Dundom, Hedenskog and Collis 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:

Michael Konkel, applicant

P. O. Box 851

Brookings, OR 97415

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

4. By a 7-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-2-06**.
5. By a 7-0 vote (motion: Commissioner Hedenskog) the Planning Commission will send a favorable recommendation for File No. **CPZ-1-05**, a Comprehensive Plan change from a Residential designation to an Open-Space designation and a zone change from R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) to PO/S (Public Open Space), for the purpose of allowing the placement of a new water tank located on a private street named East Harris Heights Road on the east side of Seacrest Lane; Assessor's Map 40-14-36AD, Tax Lot 1900; City initiated.

Commissioners Dundom, and Hedenskog 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.

COMMENTS by the PLANNING STAFF

- City Planner Bischoff reminded the Commission that the annual report was scheduled for the City Council meeting, March 13, 2006. Vice-Chair Collis will attend the meeting because Chair Nishioka will be out of town.

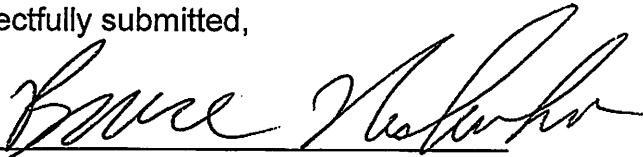
COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:02 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bruce Nishioka", written over a horizontal line.

Bruce Nishioka, Chair

(approved at 3-21-06 meeting)