

MINUTES
BROOKINGS PLANNING COMMISSION
May 2, 2006

The regular meeting of the Brookings Planning Commission was called to order by Chair Nishioka at 7:10 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 (arrived at 7:40 p.m.)
Rick Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka
	Richard Yock

Staff Present:

John Bischoff, City Planner, Dianne Snow, Deputy City Planner, Donna Colby-Hanks, Administrative Secretary, and Cathie Mahon, Secretary.

Other:

Student Ex Officio Skylar Shuford
Approximately 30 participants in the audience

CHAIR ANNOUNCEMENTS

Donna Colby-Hanks, currently Administrative Secretary, was introduced as the new Senior Planner, effective July 1, 2006.

Kudos was directed to Student Ex Officio Skylar Shuford for qualifying to compete on the state level playing alto saxophone.

MINUTES

By a 6-0 (motion: Commissioner Dentino) the Planning Commission approved the minutes of March 22, 2006 as written.

By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the minutes of April 4, 2006 as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Dentino, the Planning Commission approved File No. **CUP-6-06**, a conditional use permit to construct a commercial steel building on a .81 acre parcel; located at 1029 Chetco Avenue; Assessor's Map 41-13-06BD, Tax Lot 3000; C-3 (General Commercial District) zone; Normel Properties, property owner; Scott Carlson, representative of Wahoo Inc.

Commissioners Dentino, and Dundom, 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 motion was amended to include the following condition:

- *Prior to the issuance of a building permit the applicant shall provide proof of a valid Road Approach Permit for commercial use, related to the driveway entrance to Highway 101.*
2. By a 6-0 vote (motion: Commissioner Hedenskog) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-6-06**, as amended.

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

Scott Carlson, applicant 3135 Alameda Medford, OR 97504
Sylvia Baker, owner of Hagen Cleaners, 1109 Chetco Avenue Brookings, OR

Entered in the record was Exhibit A: a letter from Thomas Guevara, ODOT representative 3500 NW Stewart Parkway, Roseburg, OR 97470

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

Commissioner Gorman joined the meeting at 7:40 p.m.

3. By a 6-1 vote (Motion: Commissioner Dundom; Commissioners Collis, Dundom, Dentino, Gorman, Hedenskog and Nishioka voted in the affirmative; Commission Yock voted against the motion) the Planning Commission approved File No. **CUP-3-78/MC-4**, a request for a minor change to a Conditional Use Permit (approved in 1978) to allow the operation of a Christian school, grades 4th through 6th, within an existing church building located at Fifth and Ransom streets; R-2 (Two-family Residential) zone; Assessor's Map 41-13-06AB, Tax Lot 1406; Christine Hudson, applicant for the Brookings-Harbor Christian School.

All the commissioners with the exception of Commissioner Yock 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 motion was amended to include the conditions in the staff report with the addition of the addition of the following four:

- 6) *The applicant must have a traffic engineer, licensed in the State of Oregon, to determine the appropriate type and location of the required traffic control signage. The applicant will bear the cost of installation. Installation must be completed prior to the opening of the school.*
- 7) *Enrollment is limited to no more than 35 students.*
- 8) *The applicant must have a centerline strip applied to the paved portion of Barbra Lane adjacent to Fifth Street.*
- 9) *Planning staff will review traffic flow situation and possible need for fencing adjacent to Ransom Avenue and Fifth Street one year from the date of this order.*

Exhibit A was read into the record a letter from:

Trina Frager and Sevey Williams 815 Cameo Court, Brookings, OR

Exhibit B- a compliance form to be completed by parents dropping off their children at the school, such as agreeing to abide by a 5mph speed limit, and page 2-a traffic pattern to follow identifying drop off points and streets to use:

Received from: Christine Hudson P. O. Box 5809 Brookings, OR

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

Christine Hudson, applicant	P O. Box 5809	Brookings, OR
John Mathison	P.O. Box 2992	Brookings, OR
Perry Kleespies	P.O. Box 305	Brookings, OR
Mark Williams	96424 Oceanside Drive	Brookings, OR
Cathy Long	994 Krista Lane	Brookings, OR
John Johnson	632 Hassett	Brookings, OR
Amanda Hudson	0284 Winchuck River Road	Brookings, OR
Clarence Branscomb	800 Cameo Court	Brookings, OR
Una Barbour	901 Barbra Lane	Brookings, OR
Ted Bezzerides	720 Fifth Street	Brookings, OR

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. **CUP-3-78/MC-4** as amended.

Chair Nishioka declared a 10-minute recess from 9:08 p.m. to 9:18 p.m.

5. By a 5-2 vote (Commissioner Dundom; Commissioners Collis, Dundom, Dentino, Gorman, and Nishioka voted in favor of the motion, Commissioners Yock and Hedenskog voted against the motion) the Planning Commission approved File No. **Var-2-06**, a request for a variance to encroach four (4) feet into the required 20 foot front yard setback; located at 1340 View Court; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Assessor's Map 41-13-06BB, Tax Lot 611; Mike Woudstra, applicant.

The motion was amended to include:

- The house placed on the subject lot shall not vary from the foot print as shown on Exhibit 2.
- The building height shall not exceed 18 feet at the highest point on the lot as seen from View Court.

Commissioners Collis, Dentino, Dundom, Gorman, 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.

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

Mike Woudstra	P. O. Box 7947	Brookings, OR
Sam Vahey	97 Tanbark Court	Brookings, OR
Robert Chapman	835 Julie Drive	Brookings, OR
Fran & Froy Watson	830 Homestead	Brookings, OR
John & Patricia Foht	845 Julie Drive	Brookings, OR
Ronald Duvall	870 Julie Drive	Brookings, OR
Gary Bond (owner of 1320 View Court)	78306 Swanson Lane	Cottage Grove, OR

The following letters were received and noted in the record:

Jim & Kay Mitchell	1345 View Court	Brookings, OR
Gary Vaughn (1320 View Court)	78306 Swanson Lane	Cottage Grove, OR

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

6. By a 6-1 vote (Motion: Commissioner Dentino; Commissioners Dentino, Dundom, Collis, Gorman, Nishioka voted in favor of the motion; Commissioner Hedenskog against the motion) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **VAR-2-06**.

COUNTY REFERRELS

None.

COMMENTS by the PLANNING STAFF

Planner Bischoff discussed a few items:

- He updated the commission on the County Line Annexation File No. **ANX-1-06**. The City Council approved the annexation along with the suggested road standards for upgrading County Line.
- A Stop Work order was issued to the Bruce Brothers for the *Pacific Terrace* subdivision, (File No. **PUD-1-04**), until public improvement issues are addressed

Planner Snow discussed:

- The first meeting in July falls on the 4th. The commissioners were asked to look at their calendars and decide whether to have the meeting on July 11th or 18th.
- Donna Colby-Hanks will be joining Community Development in July as Senior Planner.
- Reminded the Commission about the joint meeting on May 16th with City Council at 6:00 p.m. before the regular Planning Commission meeting.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 11.36 p.m.

Respectfully submitted,


Bruce Nishioka, Chair (approved at 6/6/06 meeting)