

MINUTES
BROOKINGS PLANNING COMMISSION

March 2, 2010

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

Commissioners Present:

Steve Bismarck	Cheryl McMahan	Kelly McClain
Randy Gorman	Jerry Wulkowicz	Ken Bryan

Commissioners Absent:

Hedda Markham

Staff Present:

Planning Director Dianne Morris, Sr. Planner Donna Colby-Hanks and Secretary Alex Carr-Frederick

Other: Arwyn Rice, Curry Coastal Pilot

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

At 7:01 pm, Chair McMahan opened the public quasi-judicial hearing regarding File No. **M3-1-10**. Chair McMahan declared an exparte contact in the form of a site drive by but no other exparte contact, personal bias, personal interest, conflicts or objections were declared by the Commission. There was no challenge from the audience as to the jurisdiction of the Commission to hear these requests.

Sr. Planner Colby-Hanks reviewed the staff report regarding File No. **M3-1-10**, a request for a partition to divide a .61 acre parcel into three residential parcels located at 215 Tanbark Road, Map and TL No. 41-13-06DD TL 3700. Shirley Beaman-Hogben of PO Box 508 was there to represent the Applicants, and had concerns about the conditions of approval requiring the sidewalks, curb and gutter be put in prior to having the plat recorded. Commissioner Bismarck asked if the Condition read that the DIA would be called in as soon as the driveway were sited and the building plans were approved. Ms. Beaman-Hogben felt that would be a good solution. No member of the public chose to speak. Sr. Planner Colby-Hanks recommended that the Planning Commission add a Condition of Approval stating that as soon as building permits were issued on Lots 2 & 3, the DIA's would be called in. She also recommended that the Commission question the Surveyor about the 11 foot dedication. Rich Roberts of Roberts and Assoc. Surveying of PO Box 1599 Brookings, OR., spoke in regards to the matter explaining that the 11 feet were needed to create a 50 foot ROW on Tanbark, the land had not been previously dedicated. Commissioner Wulkowicz suggested that the jog in the road be paved, and not be deferred along with the curb, gutters and sidewalks. Commissioner Bismarck made a motion to approve File No. M3-1-10 with the added conditions of approval denoting a DIA on sidewalks, curb and gutters until building permits are issued and to insure that the 11 foot jog in the roadway be paved prior to final plat approval. Commissioner Bryan Seconded, motion carried, 5-1 with Commissioner Gorman voting against. Commissioner Bismarck then moved to approve the Final Order on File NO. M3-1-10, Chair McMahan seconded, motion carried 6-0.

Director Morris reviewed the staff report for File No. **PC-1-10**, a request for approval of a 33 Unit Planned Community Development at the terminus of Seacrest Lane, Assessors Map Number:

41-14-36AD TL 2000 & 40-14-36A TL 800. This subdivision is a continuation of Phases One and Two of the Seacrest Development located off of Glenwood Drive. This planned community will employ lower impact development procedures than those used by a typical subdivision developer. The Applicant's Representative, Crystal Shoji of Shoji Planning, PO Box 462 Coos Bay, OR, spoke first, followed by the Applicant. Commissioner questions centered on the access road, Seacrest Loop and the exact date of it's final paving. Mr. Anderson, PO Box 1746 Brookings, OR, explained that they would finish construction and paving of the road at the end of Phase V. The construction process itself is very destructive to road surfaces. By waiting till the end of construction, Mr. Anderson will avoid having to pave the road twice. The dedication of the area at the end of Seacrest Lane that will facilitate access to the Eastern most property will be done at the end of Phase Three. That way, if the property owner to the east wishes to begin development on his property, he will have access to do so from Seacrest Lane. Bill Dundom of 96829 E Harris Heights, Brookings, OR, owner of the easternmost property abutting the proposed planned community, spoke next. He was concerned about future access to his property. Gregory Charles, 1494 Seacrest Lane, Brookings, OR, and Eileen Charles of same address, spoke in opposition to the Planned Community. They were foremost concerned with the issue of headlights shining into their home, and pedestrian safety. Sandy Cady of 1395 Glenwood spoke as an interested party and requested a stoplight be put in at 101 and Glenwood Drive. Mr. Anderson rebutted and at 8:57, public testimony was closed and Commission deliberations began. Commissioner Bismarck raised the question of safe and convenient access for pedestrians and bikes. Mr. Anderson felt the narrower, quieter streets combined with cluster parking layouts provide safe pedestrian and bike access. He also offered to paint a 4 foot bike lane onto Seacrest Loop and to install an additional stop sign. Chair McMahan moved to approve File No. PC-1-10 and Commissioner Bryan seconded. The motion passed 6-0. Chair McMahan then moved to approve the Final Order for File No. PC-1-10, Commissioner Bismarck seconded, motion passed 6-0.

APPROVAL of MINUTES

By a 5-0 vote (motion: Chair McMahan, 2nd :Commissioner Wulkowicz abstain:
Commissioner Bryan) the PC approved the minutes of the February 2, 2010 PC meeting.

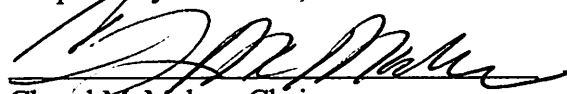
COMMENTS by the PLANNING STAFF

Director Morris announced that there were two workshops, one regarding street standards and one regarding bicycle facilities.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed at 9:13 pm.

Respectfully submitted,



Cheryl McMahan, Chair

(approved at 4/6/2010 meeting)