

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
August 3, 2010

The regular meeting of the Brookings Planning Commission was called to order by Chair McMahan at 7:01 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      Hedda Markham  
Jerry Wulkowicz      Ken Bryan

*Commissioners Absent:*

Randy Gorman

*Staff Present:*

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

*Other:* 2 members of the public

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

At 7:01 pm, Chair McMahan opened the public discussion regarding a Citizen request, submitted by Sandra Truluck, to amend Section 17.124.070, Specific standards applying to Kennels, riding academies and public stables, of the Brookings Municipal Code. Director Morris reviewed the staff report. The citizen, Sandra Truluck, of 738 Pacific Avenue, Brookings OR, made a presentation requesting that the setbacks for the IP Zone, which require a minimum of 200 feet be changed due to the fact that there are no IP zoned parcels within the City limits that have 200 foot setbacks. Ms. Truluck was interested in starting a doggie daycare/boarding kennel with a maximum of 10 dogs. After much discussion, Planning Director Morris recommended that the Commission drop back and give Planning Staff time to research an actual code change and for Ms. Truluck to check into a few things. All agreed.

At 7:32 pm, Chair McMahan opened the legislative hearing on File No. **LDC-2-10**, Development Permit Procedures, Chapter 17.04 of the Brookings Municipal Code (BMC), City initiated. The criteria used to decide this matter is found in Chapter 17.140 Amendments, of the BMC. Director Morris presented the staff report. In order to impose infrastructure improvements, the courts have decided that a municipality must prove there is a direct nexus between the need for the improvements and the new use. If the new use has no greater impact than the use in place before, there is no nexus for requiring the improvements. There was much discussion about this interpretation of the ruling and with Commissioner Wulkowicz making a motion and Chair McMahan seconding, the Planning Commission voted 6-0 to recommend approval of Sections 17.04.050 Permit Issuance and 17.04.060 Lands in Violation of File No. LDC-2-10, Development Permit Procedures while requesting further investigation into Section 17.04.070, Exemptions. Motion passed 6-0.

**APPROVAL of MINUTES**

By a 6-0 vote (motion: Chair McMahan, 2<sup>nd</sup> : Commissioner Markham) the PC approved the minutes of the June 1, 2010 PC meeting.

**COMMENTS by the PLANNING STAFF**

Director Morris announced that the County approved a zone change on a 4 acre property located on the South Bank Chetco River Road. Another County referral involved a CUP to use a commercially zoned lot as a residential unit. The property in question is the Busch Geotech building down in the Port. Director Morris requested that the Planning Commission sign a letter of support for the Planning staff's efforts to obtain a TIGER II grant through US DOT. Director Morris handed out "Neighborhood Street Standard Guidelines" to prepare the Planning Commission for the upcoming hearing on new street standards for the City of Brookings.

**ADJOURNMENT:**

With no further business before the Planning Commission, the meeting closed at 8:15 pm.

Respectfully submitted,



Cheryl McMahan, Chair (approved at 9/7/2010 meeting)