

## **BROOKINGS PLANNING COMMISSION MINUTES**

**June 5, 2018**

The regular meeting of the Brookings Planning Commission was called to order by Vice Chair Rings at 7:00 pm in the Council Chambers at Brookings City Hall.

Commissioners Present: Skip Hunter, Cheryl McMahan, David Paoli, Loren Rings, Gerry Wulkowicz

Commissioners Absent: Bryan Tillung, Tim Hartzell

Staff Present: Parks & Planning Manager Tony Baron; Administrator Lauri Ziemer

Others Present: 1 audience member

### **PUBLIC HEARINGS**

Public hearing procedures were addressed by Vice Chair Rings

- Vice Chair Rings opened the quasi-judicial hearing regarding File No. MC-1-18 (MC-2-94)

File Description: In the matter of the File No. MC-1-18 (MC-2-94), a request for approval of an application to add a car wash as an accessory use to an existing vehicle service station at 1123 Chetco Avenue, a 1.44 acre parcel located on Assessor's Map No. 41-13-06BD; Tax Lot 3400. The applicant is Colvin Oil Company. The criteria used to decide this matter is found in Section 17.116.090 - Minor Change of the Brookings Municipal Code (BMC). This is a Quasi-judicial hearing and the Planning Commission will make a decision on the matter.

There was no ex parte contact or conflict of interest declared. There was no objection to the jurisdiction of the Planning Commission to hear the matter. The public hearing was opened at 7:02 pm, Parks and Planning Manager Tony Baron reviewed the staff report.

Craig Nips, Colvin Oil, 2520 Foothill Blvd., Grants Pass, OR 97526 stated he was the applicant's representative. He advised the car wash will not have an attendant, will be operated through a kiosk, and open daily until 10 pm. At first he estimates 12-15 car washes per day leading possibly to 100-120 car washes per day; with minimal water usage of 35 gallons and biodegradable soaps that will go into a separator system before introduced into the sewer system.

No participant requested additional time to submit materials and the representative did not request additional time for written rebuttal. The public hearing was closed at 7:20 pm.

Commissioner Paoli questioned if the City sewer system could process the sewer water and encouraged reusing water to minimize the impact on the wastewater treatment plant.

Commissioner Wulkowicz questioned if the southern boundary has the required fencing and landscaping, which it was determined to have.

Commissioner Rings questioned the amount of water going into the sewer system and the business not being charged sufficient SDC costs and monthly sewer rates for processing the large amount of water that will be introduced into the system and putting the burden of maintaining and repairing the system on residential customers. Commission questioned if their role is to determine/consider such rates and the system capabilities.

**Motion made by Commissioner Rings to continue the discussion to see what rate is to be charged and where money is going to be allocated to for the water that is being used. (Motion: Rings, 2<sup>nd</sup> McMahan) By a 2-3 vote the motion failed.**

**Motion made by Commissioner Wulkowicz to approve File No. MC-1-18 (MC-2-94) to authorize approval of an application to add a car wash as an accessory use to an existing vehicle service station at 1123 Chetco Avenue, based on the findings and conclusions stated in the staff report and subject to the conditions of approval. Motion seconded by Commissioner Hunter. Commission Paoli questioned if they could add the condition that the water be recycled to the maximum extent possible. Motion made by Commissioner Paoli to add to that motion the condition that the water be recycled to the maximum extent possible in the Conditions of Approval. No Seconds.**

**Commission voted on the original motion. By a 4-1 vote the motion carried.**

**Commissioner Wulkowicz made a motion to approve the Final Order regarding file MC-1-18 (MC-2-94), based on the findings and conclusions stated in the staff report and subject to the conditions of approval. Seconded by Commissioner McMahan. The Final Order was approved by a 4-1 vote.**

#### **APPROVAL of MINUTES**

By a 4-0 vote (motion: McMahan, 2<sup>nd</sup> Rings, with Commission Paoli abstaining) the Planning Commission approved the minutes of the May 1, 2018 Planning Commission meeting as presented.

#### **STAFF REPORT**

Staff reported that the Planning Commission meeting for July 2, 2018 has been rescheduled to July 10th.

#### **ADJOURNMENT**

Meeting adjourned at 7:59 PM.

Respectfully submitted,

  
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Brookings Planning Commission Chair, Bryan Tillung  
Approved at the 8/7, 2018 meeting