

## **BROOKINGS PLANNING COMMISSION MINUTES**

**July 10, 2018**

The regular meeting of the Brookings Planning Commission was called to order by Commissioner Wulkowicz at 7:06 pm in the Council Chambers at Brookings City Hall.

Commissioners Present: Tim Hartzell, Cheryl McMahan, David Paoli, Gerry Wulkowicz

Commissioners Absent: Chair Bryan Tillung, Skip Hunter

Staff Present: PWDS Director Tony Baron, Administrator Lauri Ziemer, LCOG Representative Henry Hearley

Others Present: 25 audience members

### **ELECTION OF VICE-CHAIR**

Commission advised that Loren Rings had resigned and a new Vice-Chair needed to be appointed. Commissioner McMahan nominated Commissioner Wulkowicz as Vice-chair for remainder of 2018, motion seconded by Commissioner Hartzell. By a 4-0 vote, Commissioner Wulkowicz appointed Vice-chair. Vice Chair Wulkowicz continued the meeting in absence of Chair Bryan Tillung.

### **PUBLIC HEARINGS**

Public hearing procedures were addressed by Vice Chair Wulkowicz

- Vice Chair Wulkowicz opened the quasi-judicial hearing regarding File No. SUB-1-18

In the matter of the File No. **SUB-18-1**, a request for approval of a 15 lot subdivision located adjacent to 4<sup>th</sup> Street in between Easy Street and Ransom Avenue in Brookings, on a 3.11 acre parcel located on Assessor's Map No. 41-13-06-AB; Tax Lot 1200. The applicant/owner is Kurt Kessler of Alderwood Lane LLC. The criteria used to decide this matter are found in Section 17.172.070 – Subdivisions, Chapter 17.168. - Public Facilities Improvement Standards and Criteria for Utilities, Chapter 17.170 – Street Standards, and Chapter 17.100 Hazardous Building Site Protection Hillside Development of the Brookings Municipal Code (BMC). This is a Quasi-judicial hearing and the Planning Commission will make a decision on the matter

Commission Paoli advised that he had visited the location and talked with neighboring resident Janet Jolley. He declared no conflict of interest or impartiality and commission raised no objection. There was no objection to the jurisdiction of the Planning Commission to hear the matter and the public hearing was opened at 7:10 pm. PWDS Director Tony Baron introduced Henry Hearley, Lane Council of Governments to present the staff report.

Resident John O'Hara, 720 Clair Lane, Brookings, OR supported Condition of Approval 1, with a break-away chain and No Exit sign.

Resident Janet Jolley, 935 Ransom Avenue, Brookings, OR presented map of the area where her home is located and explained her interest in maintaining the peak behind her home on Lot 2 to avoid land movement under her home. Requested applicants submit a current geologic report by qualified engineer/geologist.

Resident Carlo Pellaccio, 810 Highland, Brookings, OR inquired about emergency access to the subdivision and 4<sup>th</sup> Street street improvements.

Resident Patrick Dodgen, 905 Barbra Lane, Brookings, OR inquired about the area soil compaction,

drainage, wetlands and detention facility.

Applicants Randall Jones, 815 Alder Creek Drive, Medford, OR and Kurt Kessler, So Bank Chetco River Road, Brookings, OR addressed resident questions and explained that the subdivision will be modular homes with attached garages, sold as packages with completed landscaping. They will provide updated geologic reports and explained that the seasonal wetlands have been delineated, detention sites have been determined and storm drainage to be provided. They are willing to discuss sale of land to Janet Jolley.

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 7:47pm.

Commissioner Paoli questioned the length of time he was able to review the agenda packet, which was provided 7 days in advance of the meeting. He expressed concern over many items including building site appropriateness, underground drainage, infrastructure to be provided, lot contours and sloping and retaining walls.

Vice-Chair Wulkowicz explained Planning Commission function was to determine if the application met the application criteria and many of the items he was questioning were not in the Planning Commissions perview.


Commissioner Paoli disagreed with Commissions function and resigned. He left the meeting leaving the Commission without a quorum.

With no quorum to further review the application, **motion made by Commissioner Wulkowicz to continue the application to August 4th; motion seconded by Commissioner Hartzell. By a 3-0 vote the motion carried.**

#### ADJOURNMENT

Commissioner Wulkowicz adjourned the meeting at 8:10. It was stated that the meeting continuation date was not known definitely (subsequently established as August 7, 2018).

Respectfully submitted,



Commissioner, Brookings Planning Commission  
Approved at the Nov. 6, 2018 meeting