

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
July 24, 1979

CALL TO ORDER:

A quorum was not present so Ray Lockman was called to act as Mayor Pro-tem. The meeting was then called to order by Chairman Breuer at 7:55 p.m.

ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Ralph Cheney, Mary Jane Brimm and Richard Swigert. Absent were Richard Timmons, Jean Hagen and Bill Bloom.

Staff members attending were: Pete Shogren, Engineering Technician, Marshall Ferg, Building Official and Praecilla Pruitt, Secretary.

Ray Lockman was present to act for Mayor Hitchcock. Also present was Richard Keusink, representative from the Curry Coastal Pilot, past Mayor Roy Brimm and Councilman Darrell Allsup.

APPROVAL OF MINUTES:

MOVED by Commissioner Ralph Cheney, seconded by Commissioner Mary Jane Brimm that the minutes of the June 26, 1979 meeting be approved.

WELCOME TO VISITORS:

Chairman Earl Breuer greeted an audience of approximately 18 people.

DISCUSSION ITEMS:

1. Mobile Home Location - Robert & Sharon Montgomery  
Marshall Ferg, Building Official stated that Robert & Sharon Montgomery had brought in a plan for a mobile home to be placed on Mill Beach Drive. Since the lot was turned improperly the mobile home did not have a proper setback. He stated that the front of the mobile home should be with the front of the property. Because of an existing easement the home could not be placed properly on the property. Chairman Breuer felt that the Planning Commission could grant a variance that would allow them to use 40 feet to the center of the street. They would use the center line of the street rather than 25 feet from the edge of the street.

MOTION by Commissioner Cheney, seconded by Commissioner Swigert that we accept the proposal to grant a variance of 40 feet to the center of the street. Motion carried unanimously.

Commissioner Cheney mentioned that the trailers in this area were not tied down properly to comply with City Code. Marshall Ferg, Building Official was instructed to look into this matter.

2. Open Farmers Market

Shawna Green had applied for a business license for the Open Farmers Market, and after checking the zoning ordinance Marshall Ferg, Building Official found that there is nothing mentioned in the zoning ordinance that allows this type of business. He suggested that she would have to have a conditional use permit in the zone to operate an open market. Mrs. Green stated that the primary purpose was to allow the elderly people and high school students who had handcrafts and homegrown vegetables to sell them to supplement their income. One of the problems that had arisen was that some of the businesses had taken items out of their stores to sell at the Open Farmers Market. Mrs. Green felt that it was an opportunity for anyone to come to the Farmers Market and would also promote community festivity. It was brought up that at the Azalea Festival they are invited to sell and they do not have business licenses to sell. They felt the same set of rules should apply to the Azalea Festival. It was clarified that the City did not receive any revenue from the Azalea Festival but it went to the Chamber of Commerce. Marshall Ferg stated that there are many who could come in from out of town and make their living from these flea markets, and that many cities have outlawed flea markets in their city. Commissioner Swigert brought up the hazard of parking in the area. Mrs. Green stated that she had someone that was to take care of the parking situation. Velma Proctor asked the names of the complainants. No names were given but it was stated that a formal complaint was made through the Police Department. It was asked if anyone at this meeting was objecting to having the Farmers Market. Chairman Earl Breuer then asked if there was anyone objecting to having the Farmers Market. Eldon Gossett, a local businessman, stated that he was not against the Farmers Market, but felt that other merchants had to pay license fees and abide by the City rules and regulations. He felt that what was being sold should be either homegrown or homemade. Mrs. Green stated that she charged each person that sold their crafts or vegetables in her Farmers Market \$1.75 to sell, and that they were receiving good produce to sell in the Open Market. Councilman Darrell Allsup asked the Planning Commission Chairman Earl Breuer about liability insurance. It was stated that most of the businesses must carry \$300,000 liability insurance. It was agreed that the Planning Commission could not restrict the market at the present time and that Mrs. Green should continue doing business. Chairman Earl Breuer stated that we should refer the problem to our City Attorney for his recommendation and he would make the proper amendments to our zoning ordinance.

3. Draft of Amended Subdivision Ordinance

Chairman Earl Breuer felt that all the Planning Commissioners should be present when they draft the Subdivision Ordinance. Commissioner Cheney stated that it should be studied thoroughly. It was agreed to have a special meeting after the August meeting which should be advertised.

OTHER ITEMS:

1. Water outside City Limits

The Planning Commission should consider a study on water outside the City Limits. We would hold a public hearing on it. Chairman Breuer stated that he would appoint a committee. Marshall Ferg, Building Official, was instructed to place it on the next Agenda. Commissioner Cheney stated that right now if we supply all the subdivisions we would go over 600 some hookups inside the City Limits. It would overtax our system. An indepth study needed to be made and submitted to the City Council. Chairman Breuer stated that there is some feeling that there should be an intertie with the Harbor water system.

2. Brookings Harbor Christian Church - drainage problem

Pete Shogren, Engineering Technician brought up the problem of drainage. He asked if anyone knew what had previously transpired. Mr. Pope wants the drainage taken away from his property. The owner has agreed to give an easement to the southern portion of the property. Pete Shogren was to research the problem and go through the minutes and tapes.

ADJOURNMENT:

The meeting was adjourned at 9:05 p.m.

  
CHAIRMAN

ATTEST:

  
SECRETARY