

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
April 22, 1980

I CALL TO ORDER:

The meeting was called to order at 7:30 p.m. by Chairman Earl Breuer.

II ROLL CALL:

Those present: Chairman Earl Breuer, Commissioners Jean Hagen, Mary Jane Brimm, Theodore Mattson, Blain Gribble, Richard Swigert, Ralph DeJarnett.

Staff Members present: Marshall Ferg, Building Official and Alexa Coombs, Secretary.

Representative from the press was Polly Keusink from the Curry Coastal Pilot.

III APPROVAL OF MINUTES:

MOTION by Commissioner Brimm, second by Commissioner Hagen, that minutes of March 22, 1980 meeting be approved as presented. Motion carried unanimously.

IV WELCOME TO VISITORS:

Chairman Breuer welcomed approximately 15 people in the audience.

V PUBLIC HEARING:

Conditional use application no. CU 80-3 by Leal V. Pedro and Brookings Bible Missionary Church to hold midweek prayer and Sunday services at 604 Spruce Street, Tax Lot 8502, Map 41-13-6DA. Marshall Ferg stated that letters were sent to residents within 250' of the proposed location, and the City had not received any objections. Mr. Ferg made an inspection of the property and determined that off-street parking was adequate. The building is approximately 950 s.f. Mr. Ferg recommended that the City place an occupancy restriction of 50 people due to the exits available in the building. Reverend Erhart stated that the occupancy restriction would not be a problem for the Church at this time, but asked what could be done when the congregation exceeds 50 people. Chairman Breuer suggested that, should the congregation exceed 50 people, the Church look for another church building or hall. Mike Morris of 620 4th Street addressed the Commission stating that he had brought a letter signed by 100% of the neighborhood requesting the Commission to deny the conditional use application. Mr. Morris stated that, while the neighborhood had nothing against the Church, there is already heavy traffic at odd hours of the night due to the movie house and taverns in the area. Commissioner Brimm asked if the signatures represented those people within 250' of the proposed location. Mr. Morris stated that they did.

Chairman Breuer stated he had mixed emotions about the request. The area is congested, the street is narrow. He recognized that the early church met in private homes and wondered if this location was appropriate. Commissioner Gribble asked Reverend Erhart how long the Church would use this building. The Reverend stated that it would be approximately a year. Reverend Erhart was asked if the Church was buying the property or leasing it. He stated that the Church was buying the property and would use it until such time they outgrow the building. Don Smith, owner of the property, stated that if the Church could obtain financing for the purchase it would be fine; however, if the Church was unable to obtain the financing, he would not want to lease for one year.

MOTION by Commissioner DeJarnett, second by Commissioner Mattson to deny the request. Motion carried unanimously.

VI LEGISLATIVE ACTION:

1. Minor land partition on Tax Lots 1600 and 1601, Map 41-13-5B, North Bank Road, for Dr. R. G. Williams and Dr. R. L. Blandau. Mr. Ferg informed the Commission that in February Mr. Allsup made a request to approve a lot-line adjustment for these same two lots, and it was approved. Mr. Allsup sold the property to the doctors, and it is really another lot-line adjustment. Mr. Ferg stated both parcels meet the requirements. Chairman Breuer stated that he would have no objection to this as long as they had ample access.

MOTION by Commissioner Brimm, second by Commissioner Swigert, to approve the lot-line adjustment. Motion carried unanimously.

2. Minor land partition on Tax Lot 305, Map 41-13-32C, Marina Heights Road, for Orreena Pollock. Marshall Ferg informed the Commission that there are two residences on this property. The zone is residential, low density. The owner of the property resides in one of the homes, which was built in 1978. About a year ago, the County issued a permit for the construction of another residence. According to the zoning ordinances, the second residence would have to be a guest house. In this case, the house has a kitchen, which makes it in violation of the ordinances. As a result, the City has had to insist that the two houses be on two separate pieces of property.

MOTION by Commissioner Gribble, second by Commissioner Swigert, to approve the request. Motion carried unanimously.

3. Minor land partition on Tax Lot 800, Map 41-13-6BB, at Ransom Ave and Oregon Coast Highway, U.S. 101, for Donald Farmer. Marshall Ferg informed the Commission that Parcel 1 had 7,112 s.f. and Parcel 2 had 7,700 s.f. The parcels meet all the requirements of the minor land partition ordinances.

MOTION by Commissioner Hagan, second by Commissioner Mattson, to approve the request. Motion carried unanimously.

4. Minor land partition on Tax Lot 2200, Map 41-13-6AC, Oregon Coast Highway (Chetco Ave) for Donald F. Hintzman.  
Mr. Ferg stated that this piece of property lies behind Campbell Real Estate and the Exxon Station. The request is to split parcel 1, which is approximately 2 acres in size. They would like to make parcel 2 out of 48/100 of an acre. There is a 25' easement to the property and an additional 15' easement. The problem is that the road is too narrow. In this case the property is abutting the Coast Highway and does not meet the requirements of the zoning ordinances. He recommended that the Commission send it back and see if, through the cooperation of the property owners, a street couldn't be created in this area. Mr. Hintzman stated that he had 25' that could be used for a roadway at the present time. Mr. Ferg stated that a 50' street was required. Commissioner Breuer stated that a culdesac was needed. Mr. Hintzman asked what the minimum would be for parcel 2. Chairman Breuer stated the paved road would have to be 35'. Mr. Hintzman said that was not possible because Exxon was on one corner and Mr. Campbell had a building on the other side of the street. Chairman Breuer suggested that Mr. Hintzman try to talk to Exxon to see if he could get the additional feet required. Mr. Hintzman asked if the Commission would accept 34', and would it require a sidewalk. Chairman Breuer stated they would ask the Council to honor the variance. The item was tabled to allow time for Mr. Hintzman to contact Exxon.
  
5. Minor land partition on Tax Lot 100, Map 41-13-6CD, Mill Beach Road, for Mary E. Allen.  
Mr. Ferg informed the Commission that Mrs. Allen has a large parcel of ground, and she is requesting to partition it into 3 parcels, 10,582 s.f., 11,305 s.f., and 60,000 s.f. respectively. There is a 40' road easement and a utility easement. The request meets the minor land partition requirements. Mr. Ferg also stated that any further partitioning would come under subdivision ordinances. Mrs. Allen stated she did not want any smaller lots.

MOTION by Commissioner Mattson, second by Commissioner DeJarnett, to approve the request. Motion carried unanimously.

VII OTHER ITEMS:

1. Annexation - Tax Lot 101, Map 40-14-35, by Harris Beach Properties. Owners - Larry Anderson, Tony Afiague, and Mark Anderson.

Mr. Ferg informed the Commission the City had received a check in the amount of \$350.00, which is the amount the Council has set for costs. Mr. Ferg read the report and recommended that the annexation process proceed.

MOTION by Commissioner Brimm, second by Commissioner DeJarnett, to recommend to the City Council that they advertise and accept the annexation. Motion carried unanimously.

2. Building permits for March 1980.

The total valuation for March 1980 was \$287,095.24,  
\$791.00 for permit fees and \$149.50 for plan and review  
fees.

VIII COMMENTS:

Mr. and Mrs. Todd of 409 Buena Vista had previously submitted a proposal for a minor partition which was turned down. They plan to move here when they retire. The lot is in a low density area. They have found that there are other small lots where, when you take a 20-25' driveway, less than 6,000 s.f. is left for the home. Mr. Todd stated that he realized he needed a variance of 14' to put a small home on the smaller parcel. The proposed separation would be 15'. The entrance would be from Buena Vista Loop. There would be only one car, because the garage for the proposed building would be right off the Loop. He stated he was not asking for a precedent, but something that had already been done in 1963 or 1964. Chairman Breuer told Mr. and Mrs. Todd that they could put their request on the Commission's agenda.

IX ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

  
CHAIRMAN

ATTEST:

  
SECRETARY