

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
November 17, 1981

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Chairman Earl Breuer; Commissioners Richard Swigert, Blain Gribble, Mary Jane Brimm and Jean Hagen.

Staff present: City Manager Lynn Stuart, Building Official Marshall Ferg and Secretary Praecilla Pruitt.

III. WELCOME TO VISITORS

Chairman Breuer welcomed an audience of about eight people including Councilman Geraghty and former Councilman Henry Kerr.

IV. APPROVAL OF MINUTES

MOTION by Commissioner Brimm, seconded by Commissioner Hagen that the minutes of the September 15, 1981 Planning Commission meeting be approved. Motion carried unanimously. (There was no October Planning Commission meeting)

V. PUBLIC HEARING

1. Variance request No. V-81-7 by Carl P. Quattrocchi on Tax Lot 514, Map 41-13-6BB to allow a 10' rear yard setback on the cul-de-sac at Paradise Lane.

Marshall Ferg informed the Commission that Mr. Quattrocchi was unable to be present at the hearing because of the storm and Mr. Quattrocchi had requested that he be notified of the results of the hearing. Mr. Ferg stated that the property was located on the cul-de-sac at the end of Paradise Lane and all surrounding property was zoned Residential Low Density. An adjoining house on Tax Lot 501 had been granted a variance for 3' from the rear property line. Mr. Quattrocchi was requesting a 5' variance to allow a 10' rear yard setback and 25' for the front yard setback. The owner had stated that he would be satisfied with the Commission granting a 5' setback in either the front or back yard. Chairman Breuer requested input from any of the proponents and there was none. He then requested input from the opponents and Mr. Forrest Alson stated that he was against any zoning changes because when we move into a neighborhood we accept this. He stated that it would also create a problem for the Tom Kerr residence as the proposed building would be so close. Mr. Tom Kerr appeared before the Commission and stated that he was the property owner to the North and that if the variance was granted the foundation of the proposed building would be within 7' of the property line and within 3' of the sideyard setback, which would leave 4' from the foundation to the roof. He presented drawings to the Commission of the proposed building site. He stated that the building foundation would be on the 10' line of the utility easement which belonged to him and he expressed concern about getting equipment in there. Commissioner Gribble questioned if you could build to the edge of the easement and Mr. Ferg stated that you could as long as you don't build on the easement. Mr. Henry Kerr also appeared before the Commission and expressed concern about the building being so close to the utility easement. He did not object to the setback, but felt that the house should be moved to the East 5' so that equipment and the sewer systems could be put in. Chairman Breuer asked for further questions from the audience or Commission. Commissioner Gribble suggested that the variance be granted with the stipulation that he does not build within a set number of feet of the easement.

Chairman Breuer suggested moving the building East and forward as much as possible with a 15' setback on the westerly boundary.

MOTION by Commissioner Swigert, seconded by Commissioner Gribble that the variance request No. V-81-7 on Tax Lot 514, Map 41-13-6BB be granted with the stipulation that the house be moved a minimum of an additional 5' to the East to allow for a 15' sideyard setback from the property line on the West side. This would allow for a 10' utility easement plus an additional 5' to the foundation. Motion carried unanimously.

VI. OTHER ACTION

1. Resignation of Planning Commission member.

Chairman Breuer read the resignation of Planning Commissioner Ted Mattson.

MOTION by Commissioner Brimm, seconded by Commissioner Swigert that we accept the resignation of Theodore Mattson with regret, and that a letter of appreciation be written thanking him for the time that he has served as a Planning Commissioner. Motion carried unanimously.

2. Room Tax Presentation

At the September 15, 1981 Planning Commission meeting Chairman Breuer had requested that the matter of using a certain percentage of the City bed tax for street improvements be placed on the November Agenda for discussion. The City Manager gave a review of the cash flows in the General Fund which included the room tax, and also a financial report of the City of Brookings. He stated that the room tax was one of the major sources of revenue in proportion to the overall budgeted amount for the General Fund, and that only 17% of the revenues budgeted had been received at the end of last quarter. Another primary source of revenue funds was the residential water sales which were carrying the City at this time.

The City Manager also gave a review of the expenditures in the various departments included in the General Fund. He stated that the General Fund is running about 23 or 24% of the budgeted expenditures and it was necessary to spend money even though the revenues were not flowing freely. He showed a comparative chart of the revenues and expenditures on a monthly basis. He stated that the average monthly bed tax revenues would be around \$6,000. The General Fund was being supported by a rather significant budget transfer from the Water Enterprise Fund, and if any money was taken out of the General Fund some adjustment for resources would be necessary. Mr. Stuart felt that it would not be feasible to remove the bed tax revenues from the General Fund as it would have to be replaced from some other source.

Chairman Breuer felt that the City should come up with some type of workable program to fund street improvements. Mr. Stuart stated that the Council had adopted standards for street construction and co-operative study programs are being considered to include builders, developers and property owners to review methods of implementing standards. Chairman Breuer stated that the suggestion of using the room tax for street improvements was only intended to start the planning process.

3. Building Permit activity for September and October

Marshall Ferg reported that there was a total of four permits issued for the

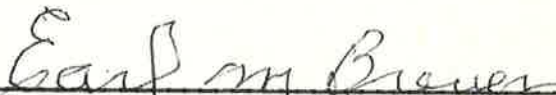
month of October with a total valuation of \$500.00; and a total of seventeen permits issued for the month of November with a total of \$345,466.

VII. COMMENTS

Chairman Breuer read a letter of protest from Carolyn Conger concerning the public hearing on the Joy/Peterson zone change in which she felt that the hearing was invalid since she had not been notified by certified mail. The City Manager stated that he had answered her letter and that according to the ordinance a person not being notified did not invalidate a hearing.

VIII. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.



Chairman Earl Breuer

ATTEST:



Secretary