

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
April 21, 1981

I. CALL TO ORDER

The meeting was called to order by Chairman Earl Breuer at 7:33 p.m.

II. ROLL CALL

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

Staff members present were: Marshall Ferg Building Official and Praecilla Pruitt Secretary.

Representative from the press was Dick Keusink of the Curry Coastal Pilot.

III. APPROVAL OF MINUTES

MOTION by Commissioner Swigert, seconded by Commissioner Brimm that the minutes of the March 17, 1981 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS

Chairman Earl Breuer welcomed the Mayor and Council who were present and also about 10 visitors who were present in the audience.

V. PUBLIC HEARING

1. Variance request No. V-81-4 by Donald J. Moss for James Cole on Tax Lot 304, Map 41-13-6CD at 1108 Sandy Lane.

Marshall Ferg reported that this variance request was to reduce the side yard setback from 10' to 5' on the southerly line of Lot No. 4 of Zwagg Rock Subdivision. He stated that the plans had been designed before the ordinance was amended. There was discussion that the ordinance should be corrected because it caused a problem to many builders. It was Staff recommendation that the variance be approved. There were no objections to the variance request.

MOTION by Commissioner DeJarnett, seconded by Commissioner Gribble that we approve the variance request No. V-81-4 by Donald J. Moss for James Cole on Tax Lot 304, Map 41-13-6CD.

VI. LEGISLATIVE ACTION

1. Lot line adjustment for Edna Allen on Tax Lot 100, Map 41-13-6CD.

Marshall Ferg reported that the Planning Commission had reviewed a minor land partition and Mrs. Allen had created two lots 80' in width along a 40' roadway easement. She was now requesting a lot line adjustment which would eliminate the second 80' lot in on Mill Beach and split off a portion of the lot area where her home is located. This would create two parcels of land approximately 25,284 square feet where her home is located and a large parcel of land on 1.06 acres or 46,027 square feet.

MOTION by Commissioner Brimm, seconded by Commissioner DeJarnett that we allow a lot line adjustment for Edna Allen on Tax Lot 100, Map 41-13-6CD. Motion carried unanimously.

VII. OTHER ACTION

1. Application for renewal of gravel removal permit by Ferry Creek Rock and Concrete, Inc. at Chetco River mile 2 (Miller's Bar).

Marshall Ferg reported that this was an application for a renewal of an existing gravel removal permit approximately 1.5 miles up the Chetco River on a portion of Tax Lot 121 and 130. He stated that there had previously been complaints in the

neighborhood about rock crushing activities late at night. He made recommendation that the permit be approved but that removal and rock crushing activities be done during daylight hours on Monday through Saturday of each week.

MOTION by Commissioner DeJarnett, seconded by Commissioner Hagen that we approve the application for renewal of gravel removal by Ferry Creek Rock and Concrete, Inc. at Chetco River mile 2, and that all removal and rock crushing activities be done during daylight hours on Monday through Saturday of each week. Motion carried unanimously.

2. Request by the Brookings Builders to consider an amendment to the Zoning Ordinance No. 216 to reduce the side yard setbacks in an R-L Residential Low Density Zone, Article 4, Section 4.010, Subsection 4.

Marshall Ferg stated that there was a letter addressed to the Mayor and City Council which had been signed by 23 builders requesting that the side yard setbacks be changed to 5' and a total of both side yards be a minimum of 10'. Mayor Kerr stated that there are many hillside lots where it is not feasible to have a 10' driveway to get to the back yard. He felt that the ordinance should be changed to better utilize the land. Mrs. Edna Allen felt that there should be some provision made for parking of boats and trailers and an ordinance for offstreet parking. Rod Draheim felt that the parking of trailer and boats should be up to the builders and land owners and built accordingly. Dick Barton representing the Home Builder's Association was in favor of decreasing the distance of the setbacks, and he felt that trailers and boats should be kept at the boat basin or trailer storage areas. Michael Cremarosa stated that he felt that the ordinance should be changed to 5' and 10' on the sideyard setbacks. Chairman Breuer requested a recommendation from Staff. The City Manager stated that the Planning Commission should make a recommendation that the City Council review an amendment to Ordinance No. 216 to change it as requested. After preparing the amendment there would be a public hearing before the Council and the Ordinance would be amended. The Commissioners were of the general opinion that the setbacks should be 10' and 5' on both sides.

MOTION by Commissioner Brimm, seconded by Commissioner Hagen that we recommend to the Council that we approve that each side yard setback shall be a minimum of 5' and 10' as the original ordinance read, with a total minimum of 15'. Motion carried unanimously.

3. Reschedule the May 1981 Planning Commission meeting date.

The May regular meeting date was changed to May 21st because of an election on the regular meeting date.

4. Building Permits for March 1981.

Marshall Ferg reported that there were 10 permits issued totalling \$122,000.00.

VIII. ADJOURNMENT

The meeting was adjourned at 8:22 p.m. and was followed by a joint workstudy session with the Planning Commission and Council to discuss the Comprehensive Plan.

This meeting is recorded on tape and is on file in the City Recorder's office.


Chairman Earl Breuer

ATTEST:


Secretary