

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
January 19, 1982

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 Ralph DeJarnett, 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 12 people which included members of the Curry County Planning Department.

IV. APPROVAL OF MINUTES

MOTION by Commissioner Brimm, seconded by Commissioner Gribble that we approve the minutes of the December 15, 1981 Planning Commission meeting. Motion carried unanimously.

V. ELECTION OF OFFICERS

Earl Breuer requested nominations for a Chairman. Motion by Commissioner DeJarnett, seconded by Commissioner that we nominate Earl Breuer for Chairman. Motion by Commissioner Gribble, seconded by Commissioner DeJarnett that the nominations be closed. Motion by Commissioner Gribble, seconded by Commissioner DeJarnett that we cast a unanimous ballot for Chairman Earl Breuer. Earl Breuer requested that the Commission be polled. All Commissioners voted "yes".

Chairman Breuer requested nominations for Vice Chairman. Motion by Jean Hagen, seconded by Commissioner DeJarnett that we nominate Commissioner Brimm for Vice Chairman. Motion by Commissioner Hagen, seconded by Commissioner Swigert that we cast a unanimous ballot for Commissioner Brimm as Vice Chairman. The Commission was again polled and all Commissioners voted "yes".

VI. PUBLIC HEARING

Conditional use request No. CU-82-1 by Mary Ann Barnhart on Tax Lot 7300, Map 41-13-5BC to operate a montessori preschool at St. Timothy's Church at the corner of Fir Street and Azalea Park.

Marshall Ferg informed the Commission that this was a request by Mary Ann Barnhart to conduct a montessori preschool in the St. Timothy's Episcopal Church. Certified letters had been mailed to all neighboring property owners within 250'. Mr. Ferg had received one phone call from a property owner who approved of the request. He and the Deputy State Fire Marshall, Ed Harris, had inspected the church and with the exception of a few minor details, such as exit doors leading from the basement area which were to be changed, the church was satisfactory for the requested use. An outdoor fenced play area was required as part of the conditional use request. There was between 1,300 and 1,400 square feet of play area behind the church available which would allow 14 students in the school. There was a conflict between the Children's Services Division and the City Zoning Ordinance since the Children's Services Division requires only 75 square feet per child. Ms. Barnhart was to fence the play area with a 4' fence. There was an additional area that could be used for a play area if the school exceeded 14 students. The Church has a basement with a daylight area which would be used for the School. Once the school reaches 22 students she would have to move to another building to conduct the school.

Chairman Breuer then asked for the proponent or any representative of the proponent to speak. The applicant, Mary Ann Barnhart appeared before the Commission and answered Commissioner Hagen's question if the school would be held during the summer. Ms. Barnhart stated she did not know, but it would be according to the interest shown to have it during the summer. Ms. Barnhart stated that she was a trained montessori teacher and had been working with children for 11 years, and a director of 37 children for 5 years. She explained the montessori method of teaching to the Commission. She requested that the Commission consider the State regulations of 75 square feet per child and also desired to request that a 3' high fence be built rather than 4' as required by City Ordinance as there were no abutting property owners. Commissioner Brimm asked if the yard was on the side next to the residence. Ms. Barnhart stated that it was not, but was in back of the church. Diane Snow appeared before the Commission on behalf of the proponent and stated that she felt the school would be a real asset to the community.

Chairman Breuer then asked for any opponents to speak against the request and no one responded. He then asked Mr. Ferg if there was any written response in opposition to the request and Mr. Ferg stated there was none.

Chairman Breuer questioned if the 75 square feet per child for play area and the 3' fence would require a variance. The City Manager stated that once the school reaches the need, an application for a variance for a play area would be necessary. He stated that a change from a 4' fence to a 3' fence would require a variance and should be addressed, but the only possibility would be that the fence did not abut any residential property. The adjoining property owner, Amy V. Davis stated that she had no objections to the request. Commissioner DeJarnett expressed concern about a 3' fence as children could easily go over it and desired that a 4' fence be required. Chairman Breuer also expressed concern if a child should get over the fence. Ms. Barnhart stated that the State required only a 3' fence. Chairman Breuer requested a motion and the following motion was made:

MOTION by Commissioner Swigert, seconded by Commissioner Hagen that we approve the conditional use request No. CU-82-1, with the stipulation that the fence height requirement be resolved by the City Manager according to the Zoning Ordinance, and if it is found that it does require a variance for a 3' fence then it must be requested. Motion carried unanimously.

VII. LEGISLATIVE ACTION

Curry County Planning Commission request for City of Brookings Planning Commission recommendation of zone change application of Leo Lytle for the Harbor Water District.
Laura Greathead of the Curry County Planning Department appeared before the Planning Commission to request the City for a recommendation for a zone change from Residential-Two (R-2) to Public Facilities (PF) of a two acre tract on Tax Lot 1800, Map 41-13-9B by Leo Lytle for the Harbor Water District on West Benham Lane in Harbor. The purpose of the request was to change the zoning to conform to the existing use. The request needed the Brookings Planning Commission approval prior to the hearing on February 4, 1982 before the Curry County Planning Commission since the property was located within the Brookings Urban Growth Boundary. The zone change would have no impact on the City of Brookings Comprehensive Plan.

MOTION by Commissioner Brimm, seconded by Commissioner Swigert that we recommend approval of the request as submitted for a zone change application by Leo Lytle for the Harbor Water District on Tax Lot 1800, Map 41-13-9B. Motion carried unanimously.

VIII. APPOINTMENTS

Planning Commission Appointment - Recommendations

The City Manager stated that the vacancy on the Commission was created by the resignation of Ted Mattson, and the term of office would continue to April 21, 1983. The appointment would be made in accordance with Ordinance No. 327 which creates the Commission, and also the Appointment Procedures which were adopted by the Council on June 18, 1981. The Appointment Procedures was a policy for all Commissions concerning a vacancy which would require that a priority list of 3 names for the vacancy be submitted as a recommendation to the City Council. He stated that he had submitted the names of four individuals, and there were others that might be interested but had not submitted a written request. Mr. Stuart informed the Commission that they could vote on the list submitted, or form an ad hoc committee to discuss the qualifications of the individuals which had submitted applications. He then read portions of Section 3 and 4 of Ordinance No. 327 pertaining to appointments. Commissioner Gribble felt that there might be a larger selection if the voting was delayed and preferred to wait until the next meeting to vote. Chairman Breuer appointed Commissioner Gribble, Commissioner DeJarnett, Commissioner Brimm and a representative from City Staff as an ad hoc committee to discuss the appointment.

MOTION by Commissioner Gribble, seconded by Commissioner Brimm that the applications be reviewed and hopefully the Commission would receive more names, and a vote would be taken at the next regular Planning Commission meeting. Motion carried unanimously.

IX. OTHER ACTION

Building Permits for December

Marshall Ferg reported that there were a total of 4 permits issued during December which totalled \$96,385.00. The total value of the permits issued during the year of 1981 was the sum of \$2,022,242.56. This was about half of the value of the permits issued during the year of 1980.

X. ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

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


Chairman Earl Breuer

ATTEST:


Secretary