

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
October 4, 1983
7:30 p.m.

I. CALL TO ORDER

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

II. ROLL CALL

Commission Members Present: Chairman Earl Breuer; Commissioners Jean Hagen; Leo Appel II; and Mary Jane Brimm.

Commission Members Absent: Commissioners Joan Heavey and Richard Swigert.

Staff Members Present: Administrative Assistant Georgia Shirilla; City Recorder/Treasurer Naomi Bradfield; and City Engineer Richard Nored.

Media Present: Joe Heitz, Curry Coastal Pilot.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Brimm to approve the minutes of the September 6, 1983 Regular Planning Commission meeting. The motion, seconded by Commissioner Hagen, carried unanimously.

V. APPOINTMENTS

Chairman Breuer appointed an Ad Hoc Committee for the purpose of reviewing applications for the vacant Planning Commission position. The members of the Committee are Commissioners Brimm, Appel and Chairman Breuer. The Committee will meet prior to the November Planning Commission meeting.

VI. ANNOUNCEMENTS

Chairman Breuer reported that members of the Planning Commission and City Staff toured the water and wastewater treatment plants that afternoon, and encouraged others to make arrangements at City Hall for a tour if interested.

VII. PUBLIC HEARINGS

None.

VIII. LEGISLATIVE ACTION

1. Preliminary Plan Review, T.L. 2300, Map 41-13-5BB

The Administrative Assistant reviewed the plan for a 2-parcel major partition of the lot located at 750 Pioneer Road. Comments regarding the plan had been received from the City Attorney and City Engineer prior to the meeting. The City Attorney recommended that the 8-foot easement be shaded on the plan showing inclusion of it as access along with the

12-foot easement. The City Engineer's report was read and is made a part of these minutes.

Chairman Breuer asked the applicant, Mrs. Virginia Manley, if she had any problems with the City Engineer's recommendations. She responded that she did not, adding that some of the items had already been addressed. Mrs. Manley described the installation of perforated pipe and location of the water and sewer lines. Mrs. Manley questioned when the paving work described in the City Engineer's report would need to be completed. Staff responded that under City ordinances, the work must be completed within one year from preliminary approval or the plan would have to be resubmitted for approval. Mrs. Manley also reported that she was negotiating with the power company to move the power pole.

Following a brief discussion, a MOTION was made by Commissioner Appel II to grant preliminary plan approval, as presented, on Tax Lot 2300, Map 41-13-5BB subject to the items outlined in the City Engineer's report dated September 21, 1983. The motion, seconded by Commissioner Brimm, carried unanimously.

2. Minor Partition, T.L. 700, Map 41-13-8BA

The Administrative Assistant reported that the applicants, Chet and Wanda Thompson, are her landowners and declared a possible conflict of interest. The City Engineer, therefore, presented the staff report on the application for a two-parcel partition of a lot located at 315 Memory Lane. In regard to sewer, the City Engineer noted that the existing residence on the proposed parcel is not connected to City sewer. Depending on the location of the drainfield, the existing residence may be required to connect as a part of the partition process. Chet Thompson reported that part of his drainfield is located on the proposed parcel 2 and that they plan to connect the existing residence to City sewer in the very near future. There followed a brief discussion about the depth of the sewer main and the possibility of having gravity flow rather than using a pump.

The City Engineer corrected the Staff Report, Item 2 to read "The subject property to be developed above the bluff line is located outside of the Shoreland boundaries. . . "

A MOTION was made by Commissioner Hagen to approve a minor partition on T.L. 700, Map 41-13-8BA. The motion, seconded by Commissioner Brimm, carried unanimously.

3. Findings Document, V-83-4

A MOTION by made by Commissioner Brimm to adopt the Findings Document on application V-83-4. The motion, seconded by Commissioner Appel, carried unanimously.

IX. OTHER ACTION

1. Review Proposed Map Amendments, C-G Zone

The Administrative Assistant briefly reviewed the proposed

amendments to the zoning and land-use maps. She explained the 45-day State review requirement and the tentative time line for notice to the affected and surrounding landowners, public hearing before the Planning Commission and a final hearing before the Council. Commissioner Appel asked about the impact the zone amendments would have on existing uses and the method notifying the public. It was explained that existing uses could continue, being "grandfathered" and the affected landowners and surrounding property owners would be directly contacted by mail. Staff was also making arrangements to place a map in the paper showing the proposed amendments. The Administrative Assistant also reported that Staff was recommending that certain tourist related uses be added to the Commercial-General Zone i.e. restaurants, motels, museums, galleries, etc.

A MOTION was made by Commissioner Appel II to direct Staff to proceed with proposed zoning and land-use map amendments and additions to the Commercial-General (C-G) zone district. The motion, seconded by Commissioner Brimm, carried un-animously.

2. Building Permit Report for September with 5-Year Review

The Administrative Assistant summarized the Building Permit Report for September, 1983.

X. COMMENTS

Commissioner Appel II suggested that additional chairs be in place for the November meeting because of the anticipated public interest in the proposed zone amendments.

Commissioner Brimm asked staff if the Commission members could receive their packets earlier before the meeting. She reported that she received her packet the day before the meeting. Arrangements will be made with the Police Department to insure that the packets are delivered on the Friday before the meetings.

Chairman Breuer thanked Staff for the tours of the water/waste-water treatment facilities.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 8:47 p.m.


Chairman Earl Breuer

ATTEST:


Administrative Assistant
Georgia Shirilla