

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
March 15, 1983

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Vice Chairperson Brimm.

II. ROLL CALL

Commission Members Present: Vice Chairperson Mary Jane Brimm, Commissioners Ralph DeJarnette, Richard Swigert, Leo Appel II.

Commission Members Absent: Earl Breuer, Joan Heavey and Jean Hagen.

Staff Members Present: City Manager Lynn Stuart, Administrative Assistant Georgia Shirilla, Recorder/Treasurer Naomi Bradfield, Public Works Supervisor Cecil Smith, Assistant Public Works Supervisor Dennis Barlow.

Media Present: Bob Rodriguez, Curry Coastal Pilot.

III. WELCOME TO VISITORS

Vice Chairperson Brimm welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner DeJarnette to approve the February 15, 1983 Regular Planning Commission Meeting Minutes. The MOTION, seconded by Commissioner Appel II, carried unanimously.

V. APPOINTMENTS

A. Ad Hoc Committee Report - Planning Commission Vacancies

Staff reported on the recent meeting of the Ad Hoc Committee appointed to review applications for two positions on the Planning Commission. The recommendation of the Committee was to reappoint Joan Heavey and Richard Swigert to the Commission.

A MOTION was made by Commissioner Appel II to accept the Committee's report and to forward the Commission's recommendation on to the City Council.

VI. SCHEDULED PUBLIC APPEARANCES

A. Burney Moore - Churches/Zoning Ordinances

Burney Moore introduced himself and explained his questions and opinions regarding the City's zoning ordinances as they relate to churches. Mr. Moore reported that his church was having difficulty in locating a new place of worship and was asking what options were available to them.

Under City ordinance, churches are allowed as a conditional use in residential districts only. Staff explained that churches and certain other uses were specifically eliminated from the commercial and industrial districts as a part of the Comprehensive Plan development in 1980. The reason for doing so was to insure that adequate lands would be available for commercial and industrial development.

The unlikelihood of changing City ordinances in this respect was discussed as well as the option of the church to apply for a zone change if the site of their choice was not located in a residential district.

VII. PUBLIC HEARINGS

A. CU-83-2, Shield/Hedges, T.L. 2600, Map 41-13-5BC

Vice Chairperson Brimm Highlighted the nature and conduct of a public hearing and announced the hearing for a conditional use permit on T.L. 2302, Map 41-13-6CB, located at 624 Pioneer Road. The staff report was read by the Administrative Assistant. The purpose of the request was authorization to construct a one-story building, consisting of 1,600± sq.ft., to be used for retail sales of athletic supplies and a soda fountain.

The subject lot is zoned R-MD and is located across the street from the high school. The application was filed by David and Terre Hodges as authorized agents of the property owner, Glenn Shields.

Following the reading of the staff report, two letters received by the City regarding Application CU-83-2 were read into the record. The first letter, dated March 9, 1983, was from the Brookings-Harbor School District; and the second letter, dated March 7, 1983, was from Charles B. Fahlberg. Copies of both letters are attached to these minutes and made apart hereof.

Commissioner Appel II asked the location of Mr. Fahlberg's parents home in relation to the subject lot. The Fahlberg lot is adjacent to and north of the subject lot.

Vice Chairperson Brimm asked for input from the applicants. Terre Hodges came to the microphone and stated that she wanted to address the second letter. She reported that in their application, they did address the questions as to parking and utilities, adding that there is street parking and parking behind the school. She mentioned the heavy traffic in the mornings and afternoon and her belief that their operation would not be a hazard at all.

Commissioner Appel II asked if they would have off-street parking and Mrs. Hodges said that there would be a paved parking lot next to the building.

Vice Chairperson Brimm asked for further input from proponents. There being none, Vice Chairperson Brimm asked if anyone would like to cross examine the applicant. Debbie Landis, 533 Art Street, asked how the proposed development would affect their taxes, insurance and property value. The people in attendance were unable to answer these questions.

Joyce Olds, 517 Pacific Avenue, stated that she and her husband were opposed to the request for the same reasons Debbie Landis expressed, increased taxes or decreased property values. Commissioner Appel II asked if the Police Department had reviewed the proposal and was informed that they had not.

Commissioner Swigert asked the location of the off-street parking in relation to the building and expressed his opinion that the Commission should hear from the School District before taking action on the request.

A MOTION was made by Commissioner Swigert to extend the hearing to the April 19, 1983 meeting. The MOTION, seconded by Commissioner DeJarnette, carried unanimously.

VIII. LEGISLATIVE ACTION

A. Adoption of Findings of Fact, CU-83-1, IMS Investment, Inc., T.L. 2302, Map 41-13-6CB

A MOTION was made by Commissioner Appel to adopt the Findings as presented. The MOTION, seconded by Commissioner DeJarnette, carried unanimously.

IX. OTHER ACTION

A. Post Office Neighborhood Box Units

Rance Eagleton, Postmaster, informed the Commission about the plans and reason of the Post Office in using neighborhood box units and explained the importance of coordinating planning activities with them so the units can be installed at the appropriate time. Mr. Eagleton explained that the use of the units will be more cost effective for the Post Office and provide better security for their customers. Installation of the units will occur in new development areas and existing neighborhoods if justified.

The City Manager explained that the process for coordinating planning activities was already provided in City ordinances.

In addition to receiving Planning Commission agendas, the Post Office will receive notice of preliminary plans as a part of the review process.

B. February 1983 Building Report with 5-Year Comparison

The Administrative Assistant summarized the Building Permit Report for February 1983.

X. COMMENTS

None.

XI. ADJOURNMENT

Vice Chairperson Brimm adjourned the meeting at 8:30 p.m.


Vice Chairperson Mary Jane Brimm

ATTEST:

City Recorder