

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
February 7, 1984
7:30 p.m.

I. CALL TO ORDER

Chairman Brimm called the meeting to order at 7:30 p.m.

II. ROLL CALL

Commission Members Present: Chairman Mary Jane Brimm, Vice-Chairman Earl Breuer, Commissioner Jean Hagen, Richard Swigert, Leo Appel II, Joan Heavey.

Commission Members Absent: Lonnie Draheim.

Staff Present: City Manager Lynn Stuart, City Recorder/Treasurer Naomi Bradfield, City Engineer Dick Nored.

III. WELCOME TO VISITORS

Chairman Brimm welcomed all visitors.

IV. APPROVAL OF MINUTES

There was a motion made by Commissioner Hagen and seconded by Commissioner Breuer to approve the January 3, 1984 Regular Planning Commission meeting minutes. The motion was carried unanimously.

V. APPOINTMENTS

None

VI. ANNOUNCEMENTS

Vice-Chairman Earl Breuer read a letter from Administrative Assistant Georgia Shirilla thank the commission for their cooperation during her tenure with the City of Brookings.

VII. PUBLIC HEARINGS

A. Amendments to City's Zoning and Land Use Maps

Chairman Brimm turned the gavel to Vice-Chairman Breuer to conduct the public hearing, since Chairman Breuer had conducted the initial stages of the hearing.

Chairman Breuer turned the floor to City Manager Lynn Stuart, who made a brief presentation indicating two errors of omission on the part of the staff.

Mr. Stuart presented first Proposal Number "C", covering four private ownerships and State owned shorelands immediately adjacent to Agnew properties. Zoning change requested Residential Medium Density to Residential High Density. Mr. Stuart indicated that due to an error of omission the City staff had failed to notify property owners within two hundred fifty feet of this land parcel. Therefore, testimony from

the audience should be limited to those people not having testified in the past and new testimony should be relating directly to the properties within two hundred fifty feet. Chairman Breuer asked if there was any testimony from the audience. Mr. Bill Cunningham, 325 Mill Beach Road, presented into testimony a letter signed by Mr. Roger Hague. Mr. Cunningham indicated that this letter had been submitted by Mr. Hague in the past and requested that it be placed into the record. Chairman Breuer directed staff to do so. Mr. Cunningham expressed again his objections to changing the properties from Residential Medium Density to Residential High Density and reiterated his past concerns.

Mr. Jim Cole, 1108 Sandy Lane, indicated he was situated outside the two hundred fifty foot limitation. However, he was concerned over two items, inspection of building properties and that the zone change would make non-resident owners a substantial profit.

Mr. Bob Monnel indicated that the zone change would cause the slaughter of trees in that area and indicated that he has a duplex on his property now which is under the grandfather clause and if it were to be demolished by fire, he could not replace it. The zone change would allow others in the same area to have new duplexes at their request.

Mr. Fred Hummel was concerned regarding blanket rezoning, as he has expressed in the past.

Mr. Don Hurd asked how the zone change request got started.

Following a lengthy discussion regarding the zone change, there was a motion by Commissioner Heavey, seconded by Commissioner Breuer to amend the initial recommendation to the City Council and leave the land included in Proposal "C" Residential Medium Density. To ensure accuracy in the motion Chairman Breuer requested staff to identify specifically the parcels under discussion. City Manager Lynn Stuart identified the proposed zone change area to include all of tax lots 303, 311, 312, 313, 314, 402, and a small portion of tax lot 301, all from map 41-13-6D. Commission Chairman Brimm polled the Commission. The motion carried unanimously.

City Manager Lynn Stuart then presented Proposal "A" and again indicated City staff had not pointed out the land parcel containing seven acres of vacant land lying West of Cove Road, presently under ownership of Agnew Properties. Previous presentations had indicated this area was being proposed for re-zoning from Industrial General to Residential High Density when in fact it is from Residential Low Density to Residential High Density. Acting Chairman Breuer asked if there was any audience comments. Ms. Audrey Rust presented to the record a letter from Miss Annette Terdina, 3727 Wesley Avenue, Berwyn, Illinois, 60402, expressing opposition regarding the zone change on property within two hundred fifty feet of her land parcel.

Mr. Fred Hummel expressed again concerns over buffering between Residential High Density and Residential Low Density.

Mr. Bill Cunningham reiterated his initial concerns regarding placement of Residential High Density along the oceanfront.

Mr. Stuart requested that the record be clarified regarding Mr. Cunningham's challenge of staff misrepresentation of the facts. Mr. Stuart again indicated the staff had committed two errors of omission, but there was no misrepresentation involved.

Following a lengthy discussion, there was a motion by Commissioner Heavey, seconded by Commissioner Swigert to amend the initial recommendation to the City Council by leaving Residential Low Density on that property described as Parcel "A".

Acting Commission Chairman Breuer indicated that he would like the record to show that he did not concur with leaving this parcel of land Residential Low Density. Chairman Breuer polled the Commission. The motion carried unanimously.

VIII. LEGISLATIVE ACTION

None scheduled.

IX. OTHER ACTION

A. Application Z-8401-Area of Mutual Interest

Commissioner Brimm requested staff presentation.

Mr. Stuart indicated that the proposed Minor Partition was for a parcel of land situated in the Van Pelt Hills Subdivision, location of the property Township 40 South, Range 13 West, Section 33, Tax Lot 600. Mr. Stuart indicated the reason this was on the Commission Agenda was the situation within the area of mutual interest and the primary concern of the City was Ordinance 322 which disallows any additional water services outside the incorporated limits. Mr. Stuart indicated that Mr. Whirry and Mr. Smith, applicants in the project, had achieved a Minor Partition before the County in approximately 1978, prior to the imposition of Ordinance 322. Mr. Stuart indicated that the legal description on the Minor Partition varied from that on a parcel of land sold from the Partitioning, and the purpose of this Minor Partition presentation was to simply amend the boundary description and did not create additional water services. There was an indication of approval by a majority of the Commission. There were no objections from the audience. There was a motion by Commissioner Breuer, seconded by Commissioner Appel to forward a No Objection Comment to Curry County Planning Department. The motion carried unanimously.

B. Building Permit Report for January, 1984

Mr. Stuart presented the Building Report information.

X. COMMENTS

At this point, Chairman Brimm requested Commission input regarding work/study session presently scheduled for February 15, 1984. Following a brief discussion, a work/study session was set for February 29, 1984 at 7p.m. Staff was directed to post such a meeting.

XI. ADJOURNMENT

The meeting was adjourned at 9:28 p.m.


Chairperson Mary Jane Brimm

ATTEST:

Naomi Bradfield, City Recorder