

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JULY 5, 1988

The regular meeting of the Brookings Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Leo Appel II, Chair.	Richard A. Ullian, Planning Director
Ted Freeman, Jr., V-Chair	Nancy Corrigan, Secretary
Doug Nidiffer	
Jean Hagen	
Mary Jane Brimm	
Earl Breuer	

Commissioner Lonny Draheim was absent.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel announced that the first joint City Council and Planning Commission public hearing to consider the draft Development Land Code will be set for August 3, 1988 at 7:00 p.m. in the Brookings City Hall Council Chambers.

MINUTES FOR APPROVAL

By a unanimous vote of 5 - 0 (motion: Commissioner Breuer, second: Commissioner Hagen, Commissioners Freeman and Draheim were absent at this point in the meeting), the planning Commission approved the minutes of the Commission regular meeting of June 7, 1988.

FINAL ORDERS AND FINDINGS OF FACT

1. By a vote of 5 - 0 (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a minor partition approval request submitted by William Noonan (File No. M3-6-88).

2. By a vote of 5 - 0 (motion: Commissioner Brimm, second: Commissioner Breuer), the Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a minor partition approval request submitted by James & Jaymie Baty (File No. M3-7-88).

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS

1. By a vote of 5-1 (motion: Commissioner Breuer, second: Commissioner Hagen; Vice Chairman Freeman arrived to hear and vote on this action), the Commission reversed the administration decision of staff pertaining to the interpretation of the zoning ordinance requirements for non-conforming uses or structures and granted the appeal of Myrle & Maxine Bryant to allow for the reactivation of the pre-existing non-conforming use activity involving the use of a large garage/shop building to store and do minor repairs on a log truck on property generally located on the north side of Hassett Street west of its intersection with Old County Road (identified as Tax Lot 1100, Assessor's Parcel Map No. 40-13-32CC)

The Commission did require that a restriction be placed upon the property that any subsequent sale of the property would require that the matter be resubmitted to the Commission as it relates to the continuation of the non-conforming activity on the premises.

This action was taken following comments presented by the following person speaking in favor of the request:

(a) Myrle Bryant, 339 Spruce Drive, applicant

The following person spoke in opposition:

(a) Julie Derr, 518 Hassett Street, Brookings

The following roll call vote was recorded:

<u>aye</u>	<u>no</u>
Freeman	Brimm
Breuer	
Appel	
Hagen	
Nidiffer	

2. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission accepted the Staff Agenda Report dated June 27, 1988, and granted approval of a request for a minor partition of 1.48 acre of property generally located at the east side of Pioneer Road, approximately 70 feet south of its intersection with Ransom Avenue (identified as Tax Lot 3000, Assessor's Parcel Map No. 41-13-5BB) within the Residential Medium Density (R-MD) zoning district. The segregation is to allow division of the subject parent parcel into two (2) parcels: Parcel 1 = 22,000 and Parcel 2 = 41,819 square feet respectively.

Further, the Commission directed staff to prepare a final ORDER and findings of fact document containing the conditions of approval accepted from the Staff Report, to be presented to the commission at the next regularly scheduled meeting for adoption.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Hagen) the Commission accepted the Staff agenda Report (Subdivision Report) dated June 28, 1988 with amends as below listed, and granted approval of a request for preliminary plat approval for a 12-lot subdivision (Wiggins Subdivision) for a 3.01 acre parcel of property generally located on the north side of Ransom Avenue, approximately 140 feet west of Paradise Lane (identified as Tax Lot 601, Assessor's Parcel Map No. 41-13-6BB) within the Residential Low Density (R-LD) zoning district; Wiggins Electric, Inc., applicant, represented by B & D Surveys, Ltd. (File No. SUBD-3-88).

This action was taken following closure of the public hearing at which the following person spoke in favor of the request:

- (a) Darryl Niemi, B & D Surveys, Ltd., 411 Mill Beach Road, applicants representative

The following person spoke in opposition of the request:

- (a) Barbara Warthen, 1323 Ransom Avenue

The Commission amended the staff agenda report recommended conditions to include the following:

STREETS

RANSOM AVENUE:

- "1. The proposed subdivision fronts on the north side of Ransom Avenue which is an existing 40 foot right-of-way. Therefore, the subdivider is responsible to improve that side of the street abutting the subdivision by the installation of curb, gutter, and sidewalks, plus paving the roadway from said curb to twelve (12) feet beyond centerline.
2. In order to meet the minimum requirements for street right-of-way-width of 50 feet, the subdivider shall dedicate five (5) feet for additional right-of-way purposes on the final plat map, along the subject property south line."

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and findings of fact document containing conditions of approval accepted from the Staff Report for consideration of adoption.

4. By a unanimous vote (motion: Commissioner Hagen, second: Commissioner Freeman) the Commission accepted the Staff Agenda Report (Subdivision Report) dated June 28, 1988, and granted the request for preliminary plat approval for a proposed 11-lot subdivision (Kelly Subdivision) for a 3.40 acre parcel of property generally located at the northeast corner of Homestead Road and View Court (identified as Tax Lot 600 and 700, Assessor's Parcel Map No. 41-13-6BB) within the Residential Low Density (R-LD) zoning district; Fred Abul-Husn, applicant, represented by B & D Surveys, Ltd. (File No. SUBD-4-88).

This action was taken following closure of the public hearing at which the following person spoke in favor of the request:

- (a) Darryl Niemi, B & D Surveys, Ltd., 411 Mill Beach Road, applicants representative

The following person made comments regarding the request:

- (a) Tom Kerr, PO Box 1412, Brookings

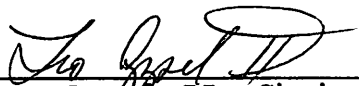
No one spoke in opposition to the request.

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and findings of fact document containing conditions of approval accepted from the Staff Report for consideration of adoption.

There being no further business before the Planning Commission, the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman