

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

OCTOBER 4, 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	
Earl Breuer	
Lonny Draheim	
Mary Jane Brimm	

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel announced that the next Joint City Council and Planning Commission public hearing to receive additional public testimony concerning the draft Land Development Code is set for October 5, 1988 at 7:00 p.m. in the Brookings City Hall Council Chambers.

Chairman Appel also announced that there were extra agendas available to the audience and that anyone wishing to speak on an issue must state their name and address before doing so.

MINUTES FOR APPROVAL

1. By a vote of 6 - 0 (motion: Commissioner Breuer, second: Commissioner Hagen, with Commissioner Brimm abstaining), the Planning Commission approved the minutes of the Commission special meeting of September 13, 1988.

2. By a vote of 5 - 0 (motion: Vice Chairman Draheim, second: Commissioner Freeman, with Commissioners Breuer and Hagen abstaining), the Planning Commission approved the minutes of the September 5, 1988 Joint Planning Commission and City Council public hearing held concerning the draft Land Development Code.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a unanimous vote of 7 - 0, (motion: Commissioner Brim, second: Commissioner Nidiffer) the Commission, at the request of the applicant, the Planning Commission withdrew from the agenda until a later date the request for a minor partition approval of a 0.82 acre parcel of property located on the north side of Pioneer Lane, approximately 90 feet west of its intersection with Seventh Street (identified as Tax Lot 2601, Assessor's Parcel Map No. 40-13-31DD) within the Residential Low Density (R-LD) zoning district; to allow the segregation of the subject parcel into three (3) parcels; O.C. Hinze, applicant, B & D Surveys, Ltd., applicant's representative (File No. M3-9-88).

2. By a unanimous vote of 7 - 0 (motion: Commissioner Breuer, second: Commissioner Hagen), the Planning Commission accepted the Staff Report (Subdivision Report), dated September 23, 1988, and granted a minor partition approval for approximately 2.51 acre parcel of property located on the east side and northern terminus of Weaver Lane approximately 320 feet north of its intersection with Hassett Street (identified as Tax Lot 300, Assessor's Parcel Map No. 40-13-32CC) within the Residential Low Density (R-LD) zoning district; to allow the segregation of the subject parcel into three (3) parcels, Parcel 1 = 0.27, Parcel 2 = 0.37 and remainder = 1.87 acres respectively; David Batty, applicant, Donald Cormack, applicant's representative (File No. M3-10-88).

3. By a unanimous vote of 7 - 0 (motion: Vice Chairman Freeman, second: Commissioner Breuer) the Planning Commission accepted the Staff Agenda Report, dated September 28, 1988, and granted approval of a request for a conditional use permit to the Southern Curry Cemetery Maintenance District to allow for the construction of a cemetery office, equipment storage and conference room building with off-street parking facilities on property generally located at the west side and northern terminus of Seventh Street at the Ward Memorial Cemetery (identified as Tax Lots 1800, Assessor's Parcel Map No. 40-13-31DD) within the Residential Low Density (R-LD) zoning district; Southern Curry Cemetery Maintenance District, applicant, Larry F. Tennant applicant's representative (File No. CUP-3-88).

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

- (a) Larry Tennant, 14761 Gregory Lane, applicant's representative

The following person asked questions regarding the request:

- (a) Marge Gran, 1031 7th Street

The Commission indicated it would consider the adoption of the final ORDER and findings of fact document containing the conditions of the approval accepted from the Staff Report, to be presented to the Commission later on the agenda.

4. By a unanimous vote of 7 - 0 (motion: Vice Chairman Breuer, second: Commissioner Hagen) the Planning Commission accepted the Staff Agenda Report dated September 27, 1988, and granted approval of a request for a conditional use permit to the Curry Good Samaritan Center to allow for the entrance/reception area/administrative offices on property generally located at 1, Park Avenue; south side of Park Avenue (identified as Tax Lots 10700, 10800, 11101 & 11200, Assessors Parcel Map No. 41-13-6DA) within the Residential High Density (R-HD) zoning district; Evangelical Lutheran Good Samaritan Society, applicant, Rosemary Rosengren, applicant's representative. (File No. CUP-4-88).

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

- (a) Rosemary Rosengran, Administrator, Curry Good Samaritan Center, 1, Park Ave, PO Box 1217, Brookings
- (b) Rita Dotson, PO Box 334, Brookings

Also, the following person wrote a letter in favor of the request:

- (a) Eldon Gossett, PO Box 1927, Brookings

The Commission indicated it would consider the adoption of the final ORDER and findings of fact document containing the conditions of the approval, accepted from the Staff Report, to be presented to the Commission later on the agenda.

THE PLANNING COMMISSION ALSO TOOK ACTION MAKING THE FOLLOWING RECOMMENDATION TO THE CURRY COUNTY PLANNING COMMISSION

1. By a unanimous vote of 7 - 0 (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission forwards to the Curry County Planning Commission a favorable recommendation to approve the request for a conditional use permit to allow the use of the RV as a temporary residence while constructing a permanent dwelling. It was further recommended that the approval be conditioned as follows:

"Mobile home as temporary residence. In order to provide for the temporary occupancy of a mobile home during the construction of a permanent dwelling on the same lot, the following provisions shall apply in the granting of a temporary use permit.

1. Electric, water and sewer utility connections shall be made to the mobile home.
2. The mobile home shall be occupied only by the owner of the lot on which the mobile home is located and shall be placed upon the lot for which a building permit for a permanent dwelling unit has been obtained.
3. The mobile home shall respect all required setbacks applicable to the residential zoning district in which the property is located.
4. The mobile home shall be occupied and remain on the site only during a period in which satisfactory progress is being made toward the completion of the dwelling, provided that the owner of the lot shall agree to remove the mobile home from the lot not later than twelve months from the date on which the building permit for the dwelling unit is issued or not later than 30 days following completion of the dwelling unit has been issued a certificate of occupancy, whichever occurs first.
5. Following completion of the dwelling unit or expiration of the time limits above listed, the owner of the lot shall agree to remove said mobile home and all evidence that the mobile home has been on the lot, and disconnect sewer, water and other utilities serving the mobile home. The agreement shall further state that the county may terminate all utility services and make the removal and disconnection and place a lien against the property for the cost of the work if the owner fails to perform the work within the time periods above listed."

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote of 7 - 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 preliminary plat approval for an 18-lot subdivision submitted by Damon O. Hill, Teresa F. & Donald M. Gooch (File No. SUBD-1-88).

2. By a unanimous vote of 7 - 0 (motion: Commissioner Hagen, second: Commissioner Brimm) the Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on a conditional use permit to allow construction of a cemetery office, storage & conference building submitted by Southern Curry Cemetery Maintenance District; Larry F. Tennant, Viola Whiteker, Mike Moran, Board of Directors, applicant's representative. (File No. CUP-3-88).

3. By a unanimous vote of 7 - 0 (motion: Commissioner Hagen, second: Commissioner Brimm) the Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on a conditional use permit to allow for expansion of the Curry Good Samaritan Center submitted by the Evangelical Lutheran Good Samaritan Society; Rosemary Rosengren, applicant's representative. (File No. CUP-4-88).

There being no further business before the Planning Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman