

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
MARCH 6, 1990

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.

Earl Breuer, Chairman	John Bischoff, Planning Director
Mary Jane Brimm	Nancy Corrigan, Secretary
Judi Krebs	
Jeff Holmes	
Ted Freeman Jr., Vice Chairman	
John Herzog	
David Soiseth	

MINUTES FOR APPROVAL

By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Herzog) the Planning Commission approved as corrected the minutes of the Commission regular meeting of February 6, 1990. The following corrections were made:

page 2. #3, Addition; ...submitted by John & Janet Crawford
(Al Rosechelli).

page 4. Paragraph #3, Change adjournment time from 8:30 PM
to 9:45 PM.

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for minor partition for a 19.34 acre parcel into 2 lots (one approximately 2.46 acres, the other 16.88 acres) on Marina Heights Road approximately 850 feet east of the intersection with Brookings County Road, R-1-6 and R-MH Zone submitted by Melody E. Bateman. (File No. M3-14-89)

2. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Herzog), the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for minor partition of a 0.50 acre parcel into two parcels of 9,801 square feet and 11,988 square feet on the west side of Second Street between Easy Street and Ransom Avenue; R-2 zone; submitted by Lonny and Suzette Draheim. (File No. M3-16-89)

3. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Krebs) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for minor partition of a 0.41 acre parcel into two lots of 9,585 square feet and 9,835 square feet at the northwest corner of Hassett Street and Weaver Lane; R-1-6 Zone; submitted by David Batty. (File No. M3-17-89)

4. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Freeman) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a variance of sideyard setback requirements as required by the Land Development Code; 0.45 acre lot located between 313 and 315 Memory Lane, south of the intersection with Kindel Street; R-1-6 Zone; submitted by Chet and Wanda Thompson. (File No. VAR-1-90)

5. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a variance to allow sidewalks on only one side of internal streets on Phases Two, Three and Four of the Harris Beach Planned Unit Development east of Highway 101 and south of East Harris Heights Road; 9.80 acres; R-1-6PD Zone, submitted by Larry Anderson, Harris Beach Properties. (File No. VAR-2-90)

6. By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Brimm) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a variance to allow slopes steeper than a 2:1 ratio on Phases Two, Three and Four of the Harris Beach Planned Unit Development east of Highway 101 and south of East Harris Heights Road; 9.80 acres; R-1-6PD Zone, submitted by Larry Anderson, Harris Beach Properties. (File No. VAR-3-90)

THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING COUNTY REFERRAL

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm) the Planning Commission accepted the Planning Staff Agenda Report dated January 1, 1990 and recommended to the County Planning Commission to approve with consideration to the following, a request for a Comprehensive Plan change from Residential to Commercial and a change of zone from R-3 (Residential-Three) to C-1 (Light Commercial) on a 2.6 acre parcel located on Tolman Lane in the Harbor district; Map 41-13-5DD, Tax Lot 3300, George Stalls, applicant. (County File No. CP9004/Z9004)

proper...

(a) screening/fencing

(b) drainage

(c) 50 foot street right-a-way

(d) traffic impact

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. The Planning Commission tabled until the next regularly meeting the petition to amend the Land Development Code to change the minimum rear yard set back in the R-1 zone to 15 feet versus the existing 5 foot for dwelling units.

The purpose of the continuance was to allow staff to review the petition and make recommendations in a Staff Agenda Report.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION, MAKING THE FOLLOWING RECOMMENDATION TO THE CITY COUNCIL

1. By a unanimous vote (motion: Commissioner Freeman, second Commissioner Brimm) the Planning Commission accepted the request for renaming of the existing street currently named Sunshine Lane to Hassett Street with a recommendation to the City Council to accept the request.

2. By a unanimous vote (motion: Commissioner Soiseth, second Commissioner Herzog) the Planning Commission accepted the request from Jane Hitchcock, who is active in the Bicentennial Celebration, and recommend to the City Council the naming of the existing unnamed street upon which the State Truck Weigh Station fronts to Constitution Way.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

The commission expressed concern for the hearing notice process and discussed this issue among its members and staff. No official action was taken.

The commission then expressed concern for and discussed the County Referral system and the level of detail which is passed to the City and reaffirmed that Commissioner Krebs and the Planning Director are to meet with the County Planning Director to discuss this concern.

Commissioner Krebs stated that there was some concern expressed as to whether the city had the capacity to provide water treatment and sewer service to a project like the R V park discussed at last months meeting. Commissioner Krebs asked if the city maintained a depletion inventory for sewer capacity. After further discussion the Planning Director indicated that he would ask the Community Development Director to attend the next meeting and report on sewer capacity and what the expansion project will provide in additional capacity.

Commissioner Herzog asked how Deferred Improvement agreements initiate street construction and why is Ransom St. such a mess. Council Member Brendlinger spoke from the floor indicating that the LID is in process on Ransom from 3rd to 6th Street but she did not know when it would be completed.

Chairman Brewer discussed his plan for a committee to develop a hillside development code and indicated the people he wished to be on the committee. They are: John Bischoff, Planning Director; Leo Lightle; Darrel Alsup; Tiny Caudel; Tom Kerr; Chet Thompson. Chairman Brewer also stated that he would appreciate any other suggestions for the committee.


REPORT OF THE PLANNING DIRECTOR

The Planning Director discussed the newsletter that was attached to the agenda and some of the concerns involved with hillside development.

There being no further business before the Planning Commission, the meeting was adjourned at 9:54 PM.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Earl Breuer, Chairman