

MINUTES OF THE REGULAR MEETING OF THE CITY PLANNING
COMMISSION, 12/7/54

Meeting called to order by chairman Luther Tisdale.

Members present: Mr. Aldrich, Mr Tygart, Mr. Weideman and Mr. Yelton.
Ex-officio members: Chas. Echols, City Eng. and Atty. Ackley.

Others: Mr. Brimm, Mr. Campbell and Mr. Reed.

Minutes of the previous meeting read and approved.

New Business:

The petition of Ralph and Zerrita Reed to remodel a non-conforming building located on a lot (#44) front Spruce St. in Woodland Park Drive addition, a district currently zoned as R-1 into a duplex dwelling, was presented and read.

Mr. Reed assured the members of the Commission that the 25 foot set-back from the street requirement would be observed. He explained briefly just what his plans to remodel this building into a two story duplex consisted of. After answering questions pertinent to his petition, he was excused.

During the discussion which followed and study of the house re-modeling plans which were attached to the petition, a shop was found to be included. The concensus of opinion of the members was that no action could be taken inasmuch as the petition made no request or mention of a shop and if he wished to include such a shop, it should have been written into the petition. If such a shop is not intended it should not have been shown on the plan.

Campbell Trailer Court Petition:

Motion was made by Mr. Weideman, seconded by Mr. Tygart that we recommend that the petition of John Campbell for a trailer Court be disallowed. The motion was unanimously carried. It was also recommended that the City Council and the Planning Commission both take steps to find a proper location for a trailer court as it is fast becoming a problem to find such a location.

Old Business:

Bartholomew Petition for temporary use permit

The petition of Mrs. Grace Bartholomew for a temporary use permit to install a beauty parlor in her home was presented in corrected form. Mr. Tisdale relinquished the chair to Mr. Aldrich during the discussion of this petition. The question presented itself as to whether or not ~~the Commission~~ had a right to grant it because there was doubt whether or not the State Health Department would allow such a shop in a residence. Motion was made by Mr. Weideman, seconded by Mr. Yelton that Mr. Ackley, City Atty. be asked to render legal advice on this question before action is taken on this petition by the Commission.

Chairmanship of meeting resumed by Mr. Tisdale.

Mr. Brimm brought up the smoke menace caused by the Plywood's sawdust fire. It was thought that steps had already been taken by the Plywood to contact governmental agencies for advice on the

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on ways and means to put out the fire and the control of same in the future. However, motion was made by Mr. Weideman, seconded by Mr. Tygart that the Commission present a request to the Council for action to abate the smoke nuisance caused by the Plywood's old saw-dust pile and also the new which might be equally objectional and hazardous. Unan. carried.

Mr. Ackley brought up the matter of street numbering and was told the grid for street numbering had been presented to the Council some time ago and had been accepted.

Motion was made by Mr. Tygart, seconded by Mr. Aldrich that meeting adjourn until Jan. 4, 1955.

Gladys Kanick, Secy.

a Petition for a Temporary Use Permit

To the City Planning Commission (No. 22-54)
of Brookings, Oregon

In accordance with Section 6, of Ordinance No 19, I do hereby petition the City of Brookings for a temporary use permit to install a Trailer Park for a 50 unit trailer court, such Temporary use to be for a 12 year period. Installation to be under strict specifications and regulations of the State Board of Health.

The above trailer park to be installed on a tract of land known as the Williams property currently zoned as an R-2 district, having an area of approximately, 6 1/2 acres. This tract lies South west of the intersection of Oak Street, Railroad Street and Del Norte Lane and is bordered on the North by Railroad Street, on the South by Maple Street and on the West by Oxford Street

I will further agree to remove the above installation at the expiration of the 12 year period and restore the land occupied by the Trailer court to the uses of an R-2 district as now zoned.

Respectfully submitted
Jesse J. Campbell
Owner of the above property

HEARING ON CAMPBELL PETITION
Dec. 7, 1954

Planning Commission Members present: Mr. Aldrich, Mr. Tisdale, Mr. Tygart, Mr. Weideman, and Mr. Yelton. Mr. Echols, ex-officio member.

Others: Mr. Campbell, Mr. Brimm, Mrs. Mendenhall, Mrs. Matot, Mr. McClain, Mr. Mathieson, Mr. Hoare, Mr. Harold Young, Mr. Oliver Nixon, Mr. Van Gorder, Mr. Phetteplace, Mrs. Violette, Mrs. Laura Anderson, Mrs. Niemi and Al Brauer.

by Chairman Tisdale

The Hearing was called into session to hear opinions ~~for~~ ~~and~~ against the Campbell petition for a 12 year temporary use permit to install a 50 unit trailer court.

Oral opinions in favor of the petition was given by C.F. Campbell in which he cited the serious need for a good trailer court and the scarcity of locations suitable for such a purpose.

Oral opinions protesting were as follows:

Mrs. Matot doesn't want this area commercialized.

Mr. Ed. McClain said it would be a mistake to allow trailers in this district of fine homes.

Mr. Mathieson believes any commercial development in this area should be opposed by everyone.

Mr. Ed Hoare said he joined with the foregoing protests.

Mrs. Mendenhall said that a trailer court close to an R-1 was a serious menace to the zoning ordinance.

Messrs. Harold Young, Aoliver Nixon, Van Gorder, and Mr. Phetteplace signified they were opposed.

Mesdames Niemi, Laura Anderson and Mrs. Violette also added their voices to the opposition.

Mr. Al Brauer also added his voice to the opposition.

There being no more oral protests, the secretary was asked to read any written ones that had been recorded before the hearing:

Protests were registered by Paul W. Cepurne, M.A. and Bertha Englund, Lloyd G. and Mary Schaeffer, Odom and Mildred Ford and Leonard and Rebecca Banick.

A petition protesting the granting of this petition were signed by the following:

Mrs. Leland Lewis	Mrs. Howard Vining
Mrs. Odom E. Ford	Mrs. A. Sjoström
Mr. Leland Lewis	Mrs. Gerald Guess
Mrs. Dorothy Kemp	Mrs. Lucille Cole
Glen F. Hurst	Wayne Davis
Roy H. Brown	Florence Davis
Mrs. H.W. Browman	Bob & Mirian Rettke
C.A. Blagden	Mrs. Anna Clark
Connie Blgden	Mrs. Glen Hurst
Mildred M. Ford	Mrs. Velma Corderman
Odom L. Ford	Mrs. Ray H. Arnett
Vernon D. McNeas	Mrs. Robert Kerr
Eskie M. McNeas	Letha L. Matot
A.J. Matot	Chris Coblentz

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(Campbell petition)

W.G. Hoaglan
Estella M. Hoagland
H.W. Browman

Second petition filed in protest:

Grace Yelton	Mack G. Malcolm
Elinor R. Smith	Mrs. Fred Moore
Robert O. Dimmick	Doris M. Norman
Richard L. Smith	W.G.D. Johnson
Margaret R. Phillips	Dorothy Spees
Al Phillips	Henry Haapa
John Phillips	Mrs. Ed Hoar
Harold Young	Ed Hoar
Betty Jean Young	

There being no further opinions for nor protest against either oral or written, Chairman Tisdale declared the hearing closed.

Gladys Kanick, Secy.