

MINUTES OF THE REGULAR MEETING OF THE CITY PLANNING
COMMISSION, May 3rd. 1955

Meeting called to order by Chairman, Roy Weideman.

Members present: Messrs. Goetz, Hanks, Tygart, Swan and Stanhurst.
Others: Don & Bob Horton, Blaine Gribble. Mr. Word & Mr. Riley.
Minutes of the previous meeting read and approved.

Reports of Committees:

The secretary reported that a delegation of property owners on Moore Lane together with Elmer Bankus had met with the Council and that Mr. Bankus had agreed to render water service to them providing the deeds they had given the City for street purposes, were filed with the County Clerk and the street officially accepted. The street was accepted by City Ord.#71 and the deeds had since been recorded.

Later in the evening, Mr. Reed reported that the Brookings Water Company would give 50 feet of pipe for each customer and that 3" pipe had been agreed upon and that water would be installed within ten days.

Report on signing was given by Mr. Reed to the effect that more time was necessary to get the latest and most accurate information on the map. He presented several large maps which the City had previously bought from Chas. Echols that would be adequate for this purpose when he had imposed the latest information on them. He also reported that the Stop and Go regulatory signs were here and ready to be put up in their proper places.

Twohy Tract:

Don Horton presented plans for a sub-division called "Twohy Sub-division" located between Memory Lane and Tanbark. These plans proposed to build 23 3-room bedroom homes and asked the Planning Commission's approval. No action was taken as proper specifications were not presented.

Beresa Tract:

Mr. Word and Mr. Riley, representatives of Beresa, Inc. presented plans for the Beresa sub-division located on Spruce Drive & Del Norte. These plans were for the construction of 50 homes, using two floor plans, three roof plans and 13 different exteriors. Set-backs were only 20 feet from the street and they were advised that 25 feet would have to be allowed in order to comply with the City building code. The matter of drainage was discussed at some length. Mr. Reed, Mr. Word and Mr. Riley to make a study of this drainage problem and come up with the answer.

Kerr Sub-Division:

Mr. Reed presented plans for the Kerr Sub-division located on Ransome and 5th sts. and recommended that the 40 foot street easement

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be changed to 50 feet inasmuch as the F.H.A. will not accept less R.O.W. for street purposes. Plan calls for sixteen houses. No action.

A.V. Moore:

Mr. Reed reported that A.V. Moore had requested a permit to remodel a ^{boat shop} ~~boat shop~~ in an R-3 ~~to a triplex~~. Property located on Arnold Lane and Moore. Inasmuch as this request would entail change of zoning or non-conforming use permit, the matter was tabled.

Bible Church:

The request of the Bible Church for a permit to build onto the church building was discussed. It was found that the action taken by the previous planning commission allowing non-conforming use was still in effect on these lots, so that action was out of the present planning commission's jurisdiction.

Van Gorder:

The request of Mr. Van Gorder for a permit to construct or re-model a building to multiple use non-conforming in an R-1 zone was discussed but inasmuch as Mr. Van Gorder was not present to give information on his plans, no action was taken.

Voting Precinct changes:

The matter of dividing present voting precincts within the city limits was brought up and matter tabled for further information.

On motion of Mr. Goetz, meeting adjourned until Friday evening May 6th. 1955.

Gladys Kanick, Secy.