

MINUTES OF THE BROOKINGS PLANNING COMMISSION REGULAR MEETING
FEBRUARY 6, 1962

MEETING CALLED TO ORDER AT 8:00 P. M.; JOHN MOLINO ACTING CHAIRMAN; OTHER COMMISSIONERS PRESENT, ED OAR, VIRGIL GOLDSBERRY, AL PHILLIPS AND NEWLY APPOINTED BRYON L. BRIMM: ABSENT, JACK HOLTE AND ARCHIE McVAY-OTHERS PRESENT: MAYOR CAMPBELL, REPORTERS JERRY BARON AND MARGE BARRETT.

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD ON JANUARY 2, 1962, WERE READ AND APPROVED AS READ.

A LETTER OF PROTEST AGAINST PROPOSED REZONING OF PROPERTY AS SHOWN ON PLAT 1-A FROM R-3 TO M-1, RECEIVED FROM RICHARD L. SMITH, CHAIRMAN OF THE BOARD OF DIRECTORS, SCHOOL DISTRICT 17-C, WAS PRESENTED BY THE SECRETARY. COMMISSIONER MOLINO ASKED IF ANYONE WISHED TO EXPRESS THEIR OPINIONS OR PROTESTS IN CONNECTION TO THIS PROPOSED REZONING. MR. SMITH, ON BEHALF OF THE SCHOOL DISTRICT, STATED THAT IT WAS THE OPINION AND WISH OF THE SCHOOL BOARD THAT THE PROPERTY SHOULD NOT BE REZONED TO LIGHT INDUSTRIAL OR ANY OTHER TYPE OF ZONE NOT RESIDENTIAL.

THE THOUGHT BEHIND OPPOSITION WAS:

- (1) THE REZONING OF THE CITY BY "SPOT ZONES."
- (2) THERE ARE MANY AREAS AVAILABLE IN THE CITY FOR SUCH PROPOSED USE, THAT ARE NOW IN THE PROPERLY ZONED AREAS AND
- (3) THE INCREASED TRAFFIC CAUSED BY SUCH A FACILITY WOULD CONSTITUTE AN ADDITIONAL TRAFFIC HAZARD.

HE ALSO STATED THAT ALL SCHOOL THINKING IS TO SEPARATE THE SCHOOLS FROM COMMERCIAL OR INDUSTRIAL AREAS, THAT THE PROPERTY HAD BEEN PREVIOUSLY ZONED AS IS IN PLANNING THE COMMUNITY AND SHOULD REMAIN AS SUCH.

IT WAS NOTED THAT SCHOOL DISTRICT 17-C OWNED APPROXIMATELY 26% OF THE AREA AFFECTED BY REZONING IN THIS CASE. THE SECRETARY WAS ASKED TO READ THE PORTION OF ORDINANCE No. 19, PERTAINING TO REQUIRED PERCENTAGE AND GENERAL PROCEDURE. COMPUTATIONS ON PLAT 1-A DETERMINED THAT OVER 50% OF THE PROPERTY OWNERS IN THE AFFECTED AREA HAD SIGNED THE REZONING PETITION. COMMISSIONER MOLINO EXPLAINED THAT SINCE THE PROTEST REPRESENTED MORE THAN 20% OWNERSHIP AND AS PROVIDED BY THE CITY ORDINANCE, A UNANIMOUS VOTE OF THE COUNCIL WOULD BE REQUIRED IN ORDER TO EFFECT A CHANGE IN THE ZONING REGARDLESS OF THE DECISION OF THE PLANNING COMMISSION.

FRED FLYNN EXPRESSED HIS APPRECIATION FOR THE WORK DONE BY THE PLANNING COMMISSION IN CONNECTION WITH THE PREPARATION OF THE REZONING PLAT AND THE INFORMATION MADE AVAILABLE TO HIM. HE STATED THAT THIS PROPERTY HAS NEVER BEEN RESIDENTIAL PROPERTY AND HAD BETTER USE AS COMMERCIAL. HE SAID THAT SO CALLED SPOT ZONING WAS NOT NECESSARILY DETRIMENTAL AND ACTUALLY WAS USUALLY PROGRESSIVE. HE STATED FURTHER THAT THE SCHOOL BOARD IS NOW BREAKING THE ZONING ORDINANCE BY RUNNING SCHOOL BUSES AND MAINTAINING A MAINTENANCE GARAGE IN THE AREA AND SUGGESTED THAT THE PLANNING COMMISSION LOOK INTO THIS MATTER AND PERHAPS REQUIRE THE SCHOOL BOARD TO MOVE THE BUS STORAGE AND SHOP TO A COMMERCIAL ZONED AREA.

AFTER FURTHER DISCUSSION; MOTION BY COMMISSIONER BRIMM THAT THIS REZONING REQUEST BE REFERRED TO THE COUNCIL FOR FURTHER EVALUATION BEFORE FINAL ACTION IS TAKEN BY THE PLANNING COMMISSION. SECONDED BY AL PHILLIPS. MOTION PASSED BY ALL PRESENT. COMMISSIONER MOLINO EXPLAINED THAT PLANNING AND ESTABLISHING ZONING AREAS AND LAWS IN A COMMUNITY TAKES A GREAT DEAL OF TIME, THOUGHT, EFFORT AND EXPENSE, AND ANY CHANGES THAT ARE SUBSEQUENTLY MADE REQUIRE A GREAT DEAL OF CONSIDERATION.

AT THE REQUEST OF JOE KASSA, WHO WAS QUESTIONING SEWER CHARGES WHICH HAD BEEN PREVIOUSLY CERTIFIED TO THE COUNTY ASSESSOR FOR COLLECTION, MAYOR CAMPBELL WAS CALLED UPON TO EXPLAIN THE SEWER SURCHARGE ASSESSMENT., AFTER WHICH HE SUGGESTED THAT MR. KASSA CHECK THE AMOUNTS IN QUESTION, AT ANYTIME, WITH THE CITY RECORDER.

A REQUEST WAS SUBMITTED BY CHESTER THOMPSON FOR INFORMATION AS TO WHAT ZONE WOULD BE NEEDED IN ORDER TO CONSTRUCT A DOCK TO BE USED IN RECEIVING SEA FOODS, ALSO IN THE USE OF FUELING AND ICING BOATS AND CHARTER SERVICE. THE COMMISSIONERS FELT THAT AN M-2 ZONE WOULD BE REQUIRED.

MEETING OF FEBRUARY 6, 1962 (CONTINUED)

JOHN MOLINO WELCOMED BYRON L. BRIMM AS A NEW MEMBER OF THE PLANNING COMMISSION.

IT WAS NOTED THAT A NEW CHAIRMAN SHOULD BE CHOSEN BY THE MEMBERS, BUT THIS MATTER WAS DEFERRED UNTIL THE FUTURE WHEN ALL MEMBERS CAN BE PRESENT.

MEETING ADJOURNED AT 9:10 P. M. BY MOTION OF AL PHILLIPS; SECONDED BY BYROM BRIMM.

Don Page Smith
SECRETARY