

CITY OF BROOKINGS  
MINUTES OF THE PLANNING COMMISSION REGULAR MEETING  
MARCH 15, 1965

MEETING CALLED TO ORDER AT 8:30 P. M. BY CHAIRMAN VIRGIL GOLDSBERRY.  
MEMBERS PRESENT, GLENDALE HOLTE, GEORGE DREIZUS, ED OAR AND CALVIN  
GORTE. REPORTERS PRESENT, DICK KEUSINK AND MARGE BARRETT.

MINUTES OF THE LAST REGULAR MEETING AND THE LAST SPECIAL MEETING WERE  
READ AND APPROVED.

REPORT BY LEE FOUNTAIN, BLDG. INSPECTOR, REGARDING THE LACK OF COOPERATION  
OF OWNERS OF DILAPIDATED AND CONDEMNED BUILDINGS. MR. FOUNTAIN COMMENTED  
THAT NO ACTION HAD BEEN TAKEN BY EITHER THE OWNERS OR THE CITY AND WISHES  
THAT MONIES BE BUDGETED FOR THE CITY TO CONTRACT FOR THE REMOVAL OF THESE  
BUILDINGS AND THE COSTS INCURRED BY CHARGED AGAINST THE PROPERTY. PROP-  
ERTIES IN QUESTION WERE THOSE OWNED BY THE VAUGHN ESTATE ON 5TH ST. NEAR  
EASY ST. AND AT 6TH ST. NEAR EASY ST. IT WAS NOTED THAT THE VAUGHN ESTATE  
HAD CONTRACTED <sup>Eugene</sup> LAWRENCE ~~HAN~~ TO DEMOLISH THESE BUILDINGS HOWEVER, THE  
JOB HAS NOT YET BEEN COMPLETED. MR. FOUNTAIN STATED THAT MRS. DAVIS HAD  
MADE A COMPLAINT ON THE UNSIGHTLY CONDITION OF THIS PROPERTY. MRS. WEIN-  
STEIN WAS PRESENT AT THE MEETING TO MAKE COMMENT ON THE DANGEROUS COND-  
ITION OF CHILDREN PLAYING ON THE SHACK AT 6TH AND EASY. THE COMMISSION  
MADE A MOTION TO INFORM THE OWNERS OF THE PROPERTY TO REMOVE THESE BUILD-  
INGS WITHIN 15 DAYS BY LETTER FROM THE BLDG. INSPECTOR. MOTION BY GLENDALE  
HOLTE AND SECONDED BY CALVIN GORTE THAT THE BLDG. INSPECTOR SEND NOTICES  
TO THE OWNERS. MOTION CARRIED UNANIMOUSLY.

MRS. WERSCH ADDRESSED THE COMMISSION REGARDING THE PROPOSED ADDITION  
OF A LIVING ROOM, 10' x 16' TO HER HOUSE TRAILER. AFTER DISCUSSION AND  
THE READING OF A LETTER FROM THE COUNTY ASSESSOR, IT WAS DETERMINED BY THE  
MEMBERS PRESENT THAT A BUILDING MEETING THE UNIFORM BUILDING CODE SHOULD  
NOT BE ATTACHED TO A TRAILER HOUSE WHICH IS SUBSTANDARD. IT WAS BROUGHT  
TO THE ATTENTION OF THE COMMISSION THAT MRS. WERSCH COULD BUILD THE ADDITION  
SEPARATE AND APART FROM THE TRAILER HOUSE AND IF THE CONSTRUCTION MET WITH  
THE CODE THE PLANS AND PERMIT COULD BE ISSUED. SHE WAS ADVISED TO TALK  
WITH THE BLDG. INSPECTOR BEFORE BEGINNING CONSTRUCTION.  
MOTION MADE BY ED OAR THAT THE REQUEST OF MRS. WERSCH TO MAKE A PERMANENT  
ADDITION TO A TRAILER HOUSE BE DENIED. SECONDED BY CALVIN GORTE. MOTION  
CARRIED UNANIMOUSLY.

PLANNING COMMISSION RECOMMENDATION No. 95 WAS READ AND APPROVED BY THE  
COMMISSIONERS. MOTION MADE BY GEORGE DREIZUS AND SECONDED BY GLENDALE  
HOLTE THAT IT BE REFERRED TO THE CITY COUNCIL FOR ACTION. (A COPY IS  
ATTACHED HERETO) MOTION CARRIED UNANIMOUSLY.

LEE FOUNTAIN, BLDG. INSPECTOR REPORTED THAT THE BROOKINGS PLYWOOD CORP.  
CONTINUOUS BUILDING PERMIT FOR THE MONTH OF JULY THROUGH DEC. 1964 HAD BEEN  
RECEIVED TOTALING \$15,328.00. AFTER CONSIDERABLE DISCUSSION, A MOTION WAS  
ENTERED TO THE EFFECT THAT ALL EXTERNAL ALTERATIONS AND NEW CONSTRUCTION  
AT THE PLYWOOD MILL SHALL REQUIRE A BUILDING PERMIT AND PLANS AND SPECIF-  
ICATIONS MUST BE PRESENTED TO THE CITY AT TIME OF CONSTRUCTION. THIS WILL  
ALLOW THE BLDG. INSPECTOR TO CHECK ALL CONSTRUCTION. MOTION BY GLENDALE  
HOLTE, SECONDED BY ED OAR. MOTION CARRIED UNANIMOUSLY.

IT WAS NOTED THAT THE CITY COUNCIL HAD TURNED DOWN THE PLANNING COMMISSION RECOMMENDATION TO BUILD PARKING LOTS WHICH THE CITY DID NOT OWN. THE COMMISSIONERS PRESENT STILL DESIRED SOME STUDY ON THIS MATTER AND RECOMMENDED THAT THE MONEY BE BUDGETED FOR PURCHASE OF PARKING LOTS. MOTION BY GLENDALE HOLTE, SECONDED BY GEORGE DREIZUS, CARRIED UNANIMOUSLY.

LEE FOUNTAIN, BLDG INSPECTOR, WAS INSTRUCTED BY THE COMMISSION TO CHECK AND STUDY OUT THE SIDEWALK ORDINANCE FOR POSSIBLE CHANGES OR ALTERATIONS TO THE SIDEWALK ORDINANCE.

THE BLDG. INSPECTOR ALSO REPORTED ON BUILDING PERMITS ISSUED FOR THE MONTH OF FEBRUARY. THREE NEW RESIDENCES WERE ISSUED; PERMITS TOTALED \$34,200.00. FEE WAS \$79.00.

MR. DALE SMITH ADDRESSED THE COMMISSIONERS REGARDING AN ADDITION TO THE AZALEA BULB FARM, LOCATED ON OAK ST. BETWEEN PINE AND FIR STS. HE DESIRES TO BUILD A 30 x 100 FOOT GREENHOUSE ADDITION AND PLANS TO USE WOOD FRAME COVERED WITH CLEAR PLASTIC FILM. HE WAS INFORMED THAT THIS BUSINESS IS A NON-CONFORMING USE AND ONLY ONE ADDITON CAN BE MADE. HE STATED THAT HE DOES NOT THINK THERE HAVE BEEN ANY OTHER ADDITIONS AMOUNTING TO 50 PER CENT OF THE VALUE OF THE BUSINESS AT THE TIME OF THE ADDITION. MR. SMITH STATED THAT IN ORDER TO MEETIN TAXES AND COSTS OF OPERATING, HE HAD TO ADD TO THE BUSINESS. THE COMMISSIONERS TABLED THE REQUEST UNTIL PLANS FOR THE ADDITION COULD BE PRESENTED TO THE BLDG. INSPECTOR FOR REVIEW, FURTHER ACTION ON THE MATTER WAS TABLED UNTIL THE NEXT REGULAR MEETING. THE DRAFTSMAN AND BLDG. INSPECTOR WERE INSTRUCTED TO RESEARCH OUT THE FACTS CONCERNING THE PLASTIC ROOFS AND THE BUILDING CODE.

MRS. GARDNER HAD REQUESTED THE BLDG. INSPECTOR TO CHECK TO SEE IF SHE COULD BUILD A FENCE OUT TO THE CURB LINE OF THE STREET IN BERESA TRACT. THE COMMISSION DECIDED THAT THE FENCE SHOULD ONLY BE BUILT OUT TO THE PROPERTY LINE. MR. FOUNTAIN WAS ASKED TO INFORM HER OF THIS.

OTHER MATTERS BROUGH TO THE ATTENTION OF THE PLANNING COMMISSION BY THE BLDG. INSPECTOR WAS THAT A MR. HARDY WISHES TO PUT IN A ROLLER SKATING RINK BEHIND THE BOWLING ALLEY. HE WANTED TO GAIN THE CONFIGNCE OF THE COMMISSION BEFORE PROCEEDING WITH THIS BUILDING PLAN. THE COMMISSION GAVE THEIR TENTATIVE APPROVAL PROVIDING HE COMPLIES WITH THE BUILDING CODE. COUNCILMAN ERNEST CHRISTENSEN ADDRESSED THE PLANNING COMMISSION MEMBERS THAT CONSIDERABLE THOUGHT BE GIVEN TO THE REQUIREMENTS FOR OFF-STREET PARKING FOR SUCH A BUSINESS. THIS WAS AGREED WITH BY THE MEMBERS AND AT THE TIME OF APPLICATION FOR A BUILDING PERMIT, THE COMMISSION SHALL STUDY THE AVAILABLE PARKING SPACE PROVIDED.

MR. J. L. SMITH BROUGHTBEFORE THE COMMISSION A REQUIREMENT OF THE HEALTH AN D SANITATION DEPARTMENT, BEING THAT WATER AND SEWAGE MUST BE HOOKED UP TO HIS UNIT BEFORE SNOW CONES COULD BE MADE AND SOLD.

AFTER RE READING THE ORIGINAL PERMIT APPLICATION MADE BY MR. SMITH IT WAS EXPLAINED TO HIM BY THE COMM. THAT IF HE HOOKED UP TO THE ABOVE MENTIONED FACILITIES IT COULD NOT BE CLASSIFIED A MOBILE UNIT AS BEFORE STATED ASBEING. FURTHER EXPLAINED AND STATED BY THE COUNCIL THAT THE PLANS ORIGINALLY SUBMITTED BY MR. SMITH SHOWED HE WANTED A PERMIT TO OPERATE A UNIT SUCH AS USED IN CARNIVALS ETC. THE ORIGINAL APPLICATION SHOWS TO DATE THAT CONSIDERABLE CHANGES HAD BEEN MADE THUS BEING THE UNIT WOULD NOT MEET THE UNIFORM BLDG. CODE MOTION TO DENY SEWER AND WATER HOOK-UP MADE BY GEORGE DREIZUS. SECONDED BY GLENDALE HOLT. MOTION CARRIED.

A QUESTION WAS ASKED BY DALE SMITH IF THE CITY COULD REFUSE SEWER AND WATER HOOK-UP FOR BUSINESS? IT WAS EXPLAINED THAT THE ISSUE AT PRESENT WAS A SELF PROPELLED UNIT AND NOW A PERMANENT UNIT.

IF MR. SMITH WANTS TO HOOK UP TO SEWER AND WATER HE MUST PUT UP A PERMANENT STRUCTURE THAT WOULD MEET THE BUILDING CODE. THE ABOVE MENTIONED MOTION WAS RESENDED TO READ AS FOLLOWS: JANUARY 29, 1965 APPLICATION RECEIVED FROM J. L. SMITH, PLANNING OF MOBILE UNIT TO SELL PEANUTS, POP CORN AND SNOW CONES IN C-2 ZONE, VERBAL PERMIT GIVEN AT THIS TIME. ON MARCH 1, 1965 REQUEST FROM MR. SMITH REQUIRES A STATIONARY UNIT. THIS REQUIRING A WATER AND SEWER HOOK-UP. RECOMMENDED BY THE COMM. THAT THIS BE DENIED DUE TO THE FACT HIS BUILDING DOES NOT MEET THE UNIFORM BUILDING CODE. IT FURTHER RECOMMENDED THAT THIS BE REFERRED TO THE CITY COUNCIL FOR THEIR FINAL DECISION AND ACTION.

IT WAS SUGGESTED BY MR. GOLDSBERRY TO MR. SMITH THAT HE BUILD A STRUCTURE THAT WOULD MEET THE BUILDING CODE, THEN A PERMIT COULD BE ISSUED IF THE BUILDING MEETS THE REQUIRED STANDARDS.

THE ZONING ORDINANCE WAS DEFERRED UNTIL THE NEXT MEETING.

A MOTION OF ACCEPTANCE OF PLANNING COMMISSION RECOMMENDATION #96, MADE BY GLENDALE HOLTE SECONDED BY VIRGIL GOLDSBERRY. MOTION TO ACCEPT CARRIED. A RECOMMENDATION TO THE CITY COUNCIL THAT THEY ACCEPT KEN WRIGHT FOR THE VACANCY ON THE PLANNING COMMISSION CREATED BY GLEN ROGERS.

IT OTHER MATTERS IT WAS BROUGHT OUT BY ERNEST CHRISTENSEN THAT THE PLANNING COMMISSION HAD GRANTED A VARIANCE TO CARL PROUGH. ALSO STATED WAS ORDINANCE #19, SECTIONS 4, 5, 6 SHOWS THAT ALL VARIANCES MUST GO TO THE CITY COUNCIL WITH THE COMMISSIONS RECOMMENDATIONS. THIS WAS BY PASSED. THEREFORE THE CHIEF OF POLICE WAS NOTIFIED TO CONTACT MR. PROW AND INFORM HIM OF THIS. THIS ORDER WILL BE HELD UNTIL THE NEXT COUNCIL MEETING.

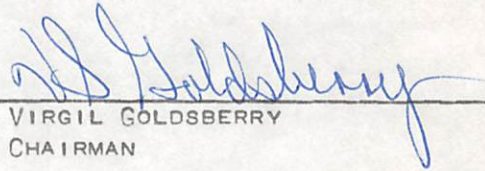
IT WAS BROUGHT OUT BY MEMBERS OF THE BOARD THE NEED OF THE ATTORNEY AT COMMISSION MEETING.

AN EXPLANATION OF THE NEED OF A ZONING CHANGE WAS HAD AND A MOTION WAS MADE BY GLENDALE HOLTE THAT A RECOMMENDATION BE MADE TO THE COUNCIL TO HAVE THE ZONING CONSULTANT LOOK INTO THIS. SECONDED BY ED OAR. MOTION CARRIED.

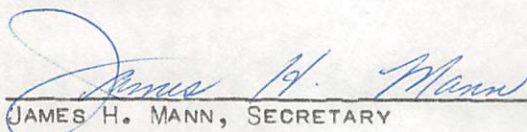
IT WAS SUGGESTED BY BEN FRANKLIN, JR. THAT THE PLANNING COMMISSION GIVE CONSIDERATION TO THE PROSPECT OF PARKS AND RECREATION. HE STATED THAT THERE MIGHT BE FEDERAL MONIES AVAILABLE FOR THIS. ALSO THIS SHOULD BE DONE BEFORE THE BUDGET.

A STUDY OF THIS IS TO BE MADE BY VIRGIL GOLDSBERRY AND GLENDALE HOLTE.

MEETING WAS ADJOURNED BY THE CHAIRMAN AT 11:15 P. M.

  
 VIRGIL GOLDSBERRY  
 CHAIRMAN

ATTEST:

  
 JAMES H. MANN, SECRETARY

TO: THE MAYOR AND CITY COUNCIL  
FROM: THE CITY PLANNING COMMISSION

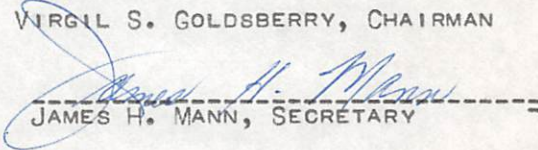
THE CITY PLANNING COMMISSION WISHES TO RECOMMEND TO THE CITY COUNCIL THAT  
MR. KEN WRIGHT BE APPOINTED TO FILL THE UNEXPIRED TERM, ~~AS COMPLETIONER,~~  
OF GLENN ROGERS WHO RECENTLY RESIGNED.

THIS TERM OF OFFICE SHALL BE EFFECTIVE APRIL 1, 1965 THROUGH APRIL 21, 1965.

IT IS ALSO RECOMMENDED THAT MR. KEN WRIGHT BE RE-APPOINTED AT THE PROPER TIME  
TO SERVE ON THE PLANNING COMMISSION, SAID TERM OF OFFICE TO RUN FROM  
APRIL 21, 1965 THROUGH APRIL 21, 1968, A THREE YEAR TENURE OF OFFICE.

RESPECTFULLY,

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VIRGIL S. GOLDSBERRY, CHAIRMAN

  
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JAMES H. MANN, SECRETARY