

PLANNING COMMISSION  
REGULAR MEETING  
May 4, 1965

The meeting was called to order by Chairman Virgil Goldsberry.

Members present:           Glendale Holt  
                              Archie McVay  
                              Calvin Gorte  
                              George Drezius

Reporters present:        Marge Barrett  
                              Dick Keusink

The minutes were read by the Secretary and approved as read.

A letter submitted by the Leyton Company was read by the Commission for their recommendations on a proposed mortuary site. After much deliberation it was thought that the present site being in a R-2 zone was acceptable but it would be better if it was in an R-3 zone. It was recommended that the City Draftsman, Jerry Swanson seek out the legal description of an R-2 zone to re-zone it to a C-2 zone. Subject to Mr. Swanson's findings, a motion to submit it to the City Council as a recommendation was made by Archie McVay and seconded by Glendale Holt. Motion carried.

A letter submitted by Fauerso Lesmeister Agency on behalf of the Pacco Construction Company was read by the Commission and after discussion of the plan submitted by the Agency, a motion for recommendation to the City Council to do as planned was made by Glendale Holt and seconded by Calvin Gorte. Motion carried. A copy of this letter is attached herewith.

In business for the Planning Commission brought out by the Building Inspector the following was acted upon.

Subject to the Sanitary Inspector Jack Wright's recommendation for OK a septic tank permit will be issued to the home next to Dr. Cate. In the bowling alley, the teenagers want to take the unused portion of the alley and make it into a "teenage center". As everything involved is being contributed, it was the thought by the Commission that the building permit for the needed partition should be issued free of charge. Building permits for the month of April - 23 permits issued at a total value of \$206,537.00 at a fee of \$349.00.

Regarding the Harris Used Car Lot, it was brought out that the request in the original permit had not been enforced. It was the agreement of the Planning Commission that the Building Inspector talk with the owners and instruct them to enforce the original permit. This to be done in the immediate future.

Being that there were no further matters to come before the Commission the meeting was adjourned at 9:30 P.M.

  
Virgil Goldsberry, Chairman

  
James H. Mann, Secretary



FAUERSO-LESMEISTER AGENCY, INC. P.O. Box 1188, Brookings, Oregon 97415

April 16, 1965

SAFECO INSURANCE COMPANY OF AMERICA  
SAFECO LIFE INSURANCE COMPANY  
GENERAL INSURANCE COMPANY OF AMERICA  
FIRST NATIONAL INSURANCE COMPANY OF AMERICA

City Planning Commission  
City of Brookings  
Brookings, Oregon

Gentlemen:

We are writing on behalf of Walter L. Dye, dba Pacco Construction Company. Mr. Dye is presently constructing homes on Hazel Street. We are the selling agents.

Mr. Dye is seriously considering apartment buildings on Lot 5 Wade Tract.

Enclosed is a portion of the Wade Tract Plat showing this lot as 77.65 feet on Alder Street by 195 feet deep.

Also enclosed is a plan showing the lay-out of the proposed duplexes, along with a sketch as to how they would be located on the property.

This lot is zoned R-2, 2 family dwellings. However, the ordinance reads, "Not more than one dwelling on each site area, whether on a platted lot, fractional lot or on unplatted property".

With our growing population and lack of rentals, we would like to point out that in a comparative short time we could be handicapped for space, particularly for multi-family dwellings, and perhaps it is time to begin to think in terms of the best possible utilization of our land.

If only one duplex was constructed there would be left an area of 77.65 feet x 97.5 feet which would be utterly wasted.

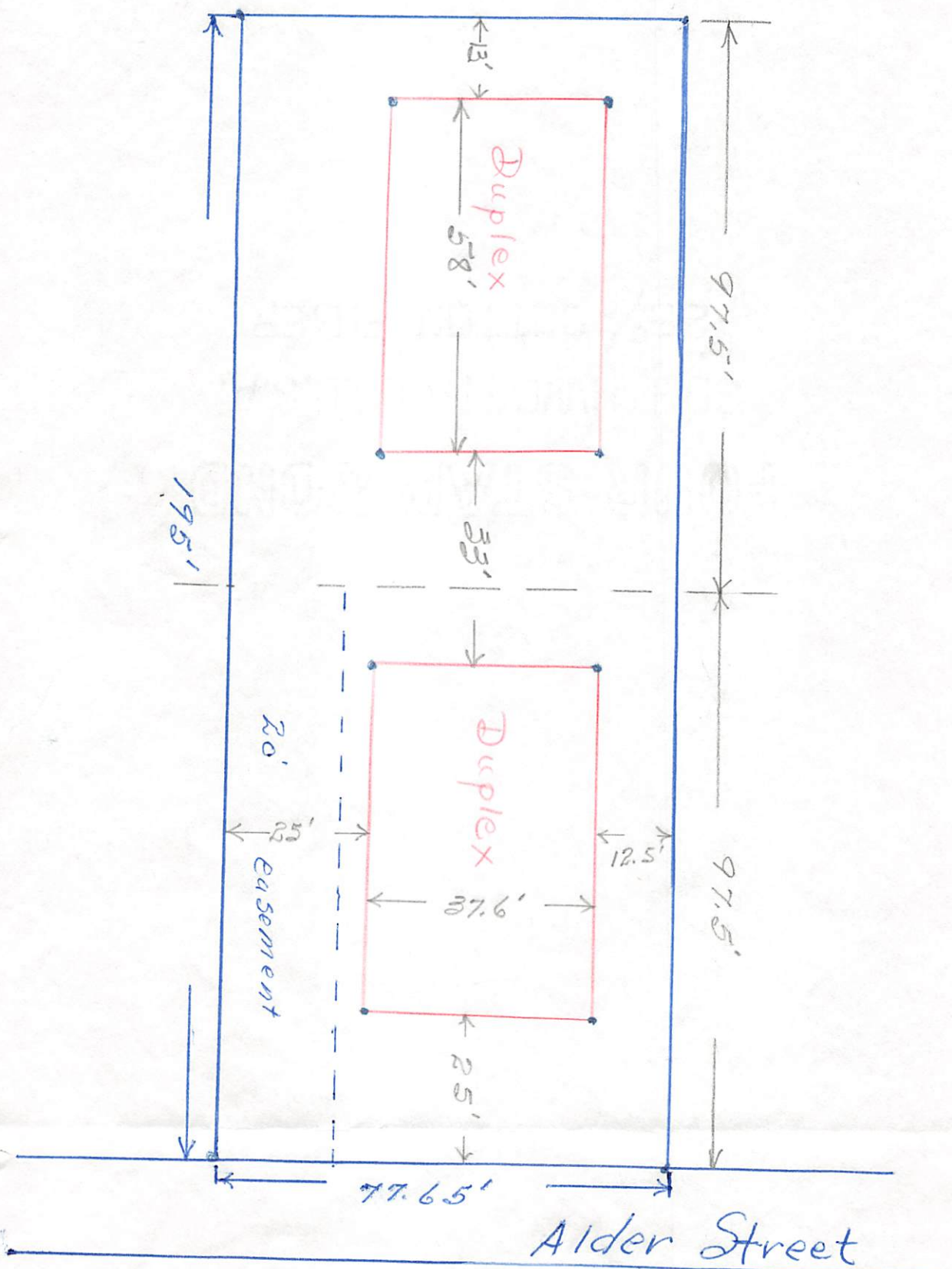
We could divide this property in half, selling to Mr. Dye the west one-half, an area of 7570.8 square feet (Ordinance specifies not less than 6000 square feet) reserving a 15 or 20 foot easement over the south boundary as access to the back lot.

We will appreciate your consideration in this matter.

Sincerely,

  
Fauerso-Lesmeister Agency, Inc.  
By: C. Edward Dempsey

CED:ej  
Encl.



Alder Street