

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
January 2, 1973

The first meeting in 1973 was attended by all members of the Commission: Carl Rust, Earl Breuer, Gladys Kanick, Shirley Earle, William Guthrie, Richard Olsen, and Chairman C. William Landis.

Newly elected Mayor Wilma M. Kemp attended and sat with the Commissioners in her official capacity.

The Chairman called meeting to order at 7:30 p.m.

APPROVAL OF MINUTES:

Commissioner Kanick MOVED, Commissioner Breuer seconded, and Motion carried unanimously that minutes of December 6, 1972 meeting be approved as mailed.

BUILDING REPORT:

December 1972 building report summary was given by Building Inspector L. G. Scotton.

	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
Residential:			
William Higham (Dwelling)	1850	\$17,070.00	\$ 68.00
Al Clements (Two Duplexes)	1852	<u>62,328.00</u>	<u>213.00</u>
		79,398.00	281.00
Signs:			
Roger Bradley Bldg. for South Coast Stationery	1851	500.00	5.00
Plumbing:			
Two Permits	0428 0431		32.00

December 1972
5 Permits Issued
Total Value \$79,898.00
Total Fees 318.00

December 1971
8 Permits Issued
Total Value \$16,469.00
Total Fees 252.00

OTHER MATTERS:

1. DON KETTLER, OWNER TAX LOT 600, MAP 40-13-32C.

Mr. Kettler brought to the attention of the Commission there was no access to property he purchased from William J. Hamann which he described as being back of Cy Zeigler property. Mr. Kettler's search has failed

Page 2 - Minutes
Regular Planning Commission Meeting
City of Brookings
January 2, 1973

to turn up a subdivision plot plan by William J. Hamann and he is questioning the legality of subdivision and wants to know what the city could do in such a case. He, along with two other owners confronted with the same situation, Mr. & Mrs. Langlois and Mr. & Mrs. Rupke, have also learned from a recent survey that the prior survey was off 30 feet.

After hearing Mr. Rupke, who confirmed information provided by Mr. Kettler, and discussion by the Commissioners, who were of the opinion that probably this was a matter to be taken up with the realtor through whom the property was purchased, the following action was taken,

MOTION by Commissioner Guthrie, seconded by Commissioner Kanick, and unanimously carried that City Attorney be asked to investigate this matter for the city and determine the legal ramifications thereof.

2. FRANK A. CEMPELLIN, OWNER, APPROXIMATELY 6 ACRES
OCEAN FRONTAGE AT END OF MILL BEACH ROAD.

Howard Newhouse, County Surveyor, prepared and submitted to the Commission for their study, preliminary plot plan of proposed subdivision site on Tax Lot 300, Map 41-13-6CD together with December 27, 1972, letter which is made a part of these minutes.

The Commissioners queried Mr. Newhouse concerning the proposed condominium planned in Section B-B as to access and the removal of beach sand. Mr. Newhouse believes Mr. Cembellin has access via Mill Beach Road which is purportedly owned by Mr. Elmer Bankus. As for the removal of sand from beach, Commissioner Breuer was confident that such an operation would require approval by DEQ. Mr. Newhouse said this was a possibility, however, this particular phase of the development will be in the future and owner is aware there may be approvals required from other agencies prior to submitting for final approval.

Section A-A, the upper part of ocean frontage, will be twelve tract residential subdivision in R-L zone and served by local water and sewer systems according to

Page 3 - Minutes
Regular Planning Commission Meeting
City of Brookings
January 2, 1973

city specifications. Subdivider will build one street to city specifications which will be dedicated to city and become a public street.

Commissioner Breuer made MOTION to approve preliminary plat, Section A-A of map dated October 26, 1972, subject to request for assurance of water from water supplier to the owner-developer, Mr. Frank M. Cembellin. Motion seconded by Commissioner Rust and carried unanimously.

REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE BEAUTY SALON AT 302 LUNDEEN LANE.

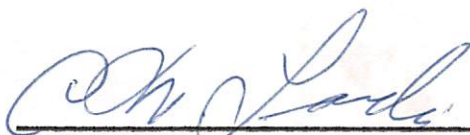
Mrs. Lois Johnson Upp was present and requested Conditional Use Permit to operate LeCharme Beauty Salon in the same manner as in the past. She told the Commissioners she was not leasing the business out but was operating it herself the same as previously and the same conditions exist now as when they approved the previous permit March 7, 1972.

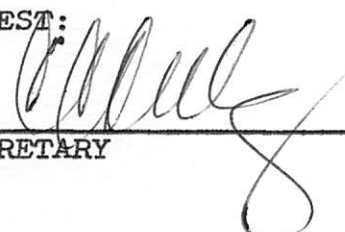
MOTION by Commissioner Guthrie, seconded by Commissioner Breuer and carried unanimously that conditional use permit be extended one year to March 7, 1974, for the operation of LeCharme Beauty Salon.

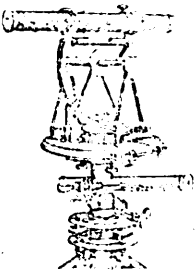
Chairman Landis welcomed Mayor Wilma Kemp and Councilman Nida on behalf of the Commission and wished them a successful term of office.

ADJOURNMENT:

Chairman Landis adjourned the meeting at 8:35 p.m.


CHAIRMAN

ATTEST:

SECRETARY



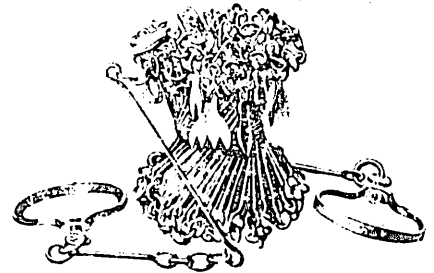
H. J. NEWHOUSE

Curry County Surveyor

WEDDERBURN, OREGON 97491

Office
247-6923

Home
247-6033



Dec..27, 1972

Brookings Planning Commission
Brookings
Oregon

Gentlemen:

Mr. Frank A. Cembellin, 825 Seventh Street, Hollister, Calif. , 95023, has purchased ocean frontage from Mr. Elmer Bankus at the end of Mill Beach Road. The total area is approximately 6 acres. Mr Cembellin would like to subdivide this tract in two different ways. Section A-A would be divided into a 12 tract residential subdivision. The minimum lot size would be 6700 sq. ft. The intent would be to use the Brookings water and sewer systems with the design subject to the City Engineer's approval. The subdivider would build the one street to the city's specifications. Section B-B would be developed at a later date for condominium purposes. The bluff area directly in front of the subdivision would be graded to a 1 to 1½ degree slope. The area at the toe of the slope would be filled to approximately elevation 20 feet and the ocean side would be rip-rapped with rock. This would extend out to the approximate 10 foot contour line on the Oct.26, 1972 map. The building related to the condominium would probably be two or three stories high and 400 feet long. The top elevation would be a maximum 56 feet. This is 24 feet below the lowest level of the residential lots. It is our assumption that to accomplish this a zone change must be requested before attempting any further development. Mr Cembellin has every desire to cooperate with the City of Brookings and intends to contribute a development worthy of the area.

Sincerely yours,

H. J. Newhouse
Agent

P. O. Box 433
Brookings, Oregon 97415
January 1, 1973

Brookings Planning Commission
City of Brookings

Brookings, Oregon 97415

Dear Mr. Chairman and Members:

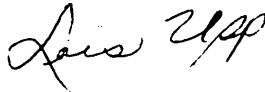
I, the undersigned, do hereby request a Conditional Use Permit to operate a Beauty Salon in the same manner as I have for the past six years.

LeCharme Beauty Salon is located at 302 Lundeen Lane Brookings, Oregon, it is zoned Residential Low Density

No property owners within a 300 foot radius of my property have any objections to the Beauty Salons operation.

Thank You for your time and consideration to this matter.

Sincerely,



Lois "Johnson" Upp
LeCharme Beauty Salon

REPORT OF PERMITS ISSUED PREPARED FOR THE BROOKINGS
PLANNING COMMISSION BY L. G. SCOTTON, BUILDING INSPECTOR.

	<u>1971</u>		<u>1972</u>	
	<u>Valuation</u>	<u>Fee</u>	<u>Valuation</u>	<u>Fee</u>
Jan	75,024.00	359.50	49,040.00	208.00
Feb	35,716.00	184.50	102,276.00	310.00
Mch	17,232.00	97.00	6,500.00	115.00
Apr	52,048.00	223.00	93,728.00	438.50
May	361,294.00	1,407.00	167,059.00	402.50
June	54,079.00	316.00	124,612.00	683.00
July	98,250.00	359.50	167,574.00	764.00
Aug	61,100.00	291.00	82,923.00	385.00
Sept	180,212.00	776.00	17,228.00	105.00
Oct	194,408.00	504.50	172,739.00	368.00
Nov	65,775.00	255.00	41,401.00	221.50
Dec	16,469.00	252.00	79,898.00	318.00
	<u>\$1,211,607.00</u>	<u>\$5,025.00</u>	<u>\$1,104,978.00</u>	<u>\$4,318.50</u>

102 Permits Issued

Val \$1,211,607.00
Fee 5,025.00

21 New Residences

20 New Duplexes

1 Apartment House
14 Units

3 New Businesses

97 Permits Issued

Val \$1,104,978.00
4,318.50

21 New Residences

8 New Duplexes

5 Commercial Buildings

State of Oregon
Recreational Bldg
U S Forest Service Bldg
Latter Day Saints Church
City-County Pool
Motel Addition - 10 Units