

MINUTES
 REGULAR MEETING - PLANNING COMMISSION
 CITY OF BROOKINGS
 SEPTEMBER 2, 1975

The meeting was called to order at 7:29 p.m. by Chairman C. Wm. Landis. Members present were Tom McGovern, Ralph Renn, Earl Breuer and Bob Kerr. Ray Lockman and Herb Herzog were absent.

APPROVAL OF MINUTES:

MOTION by Commissioner Breuer, second by Commissioner Renn and carried unanimously that minutes of August 5, 1975, meeting be approved as mailed.

BUILDING REPORT:

Following is the building report for the month of August, 1975 which was summarized by Building Inspector Charles C. Williams.

	<u>Permit NO.</u>	<u>Value</u>	<u>Surcharge</u>	<u>Fee</u>
Residential:				
Chas. R. Keith	3005	\$32,518.00	4.08	\$136.00
Chas. R. Keith	3006	<u>31,625.00</u>	<u>3.99</u>	<u>133.00</u>
		64,143.00	8.07	269.00
Industrial:				
L. Worlton	3008	40,000.00	4.70	157.00
Commercial:				
Brookings Inn	3009	30,000.00	3.81	127.00
Brookings-Harbor Pilot	3013	<u>2,000.00</u>	<u>.60</u>	<u>20.00</u>
		32,000.00	4.41	147.00
Repairs & Additions:				
Slab & Storage shed	3011	2,500.00	.72	24.00
R. Foelkl	3013	3,000.00	.72	24.00
Kenneth Owens	3015	200.00	.15	5.00
Henry O. Johnson	3007	<u>500.00</u>	<u>.15</u>	<u>5.00</u>
		6,200.00	1.74	58.00
Fence:				
Chip Stebbins	3016	500.00	.15	5.00
Car Port & Miscellaneous:				
B. Brimm	3014	800.00	.24	8.00
David Floyd	3012	<u>500.00</u>	<u>.15</u>	<u>5.00</u>
		1,300.00	.39	13.00
Plumbing Permits:			3.45	115.00
Sign:				
Brookings Inn	3010	4,000.00	.84	28.00
August 1975		August 1974		
13 Permits Issued		9 Permits Issued		
Value, \$148,143.00		Value, \$49,726.00		
Fees, 677.00		Fees, 227.12		
Plmbg. 115.00		Plmbg. 86.00		
Surcharge 23.75				

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OTHER MATTERS:

C.M. "Bud" Sorvaag introduced Mark Miller and Paul Wulf of the Hammond Development Corporation of Salem with their plans for a 40 Unit Senior Citizen Apartment complex to be constructed on the property located behind Ray's Sentry Market.

(Herb Herzog arrived)

This unit would house senior citizens - minimum age of 62 - some apartments for handicapped people. Mostly all one bedroom apartments.

Corporation has applied for F.H.A. Builders would use local sub-contractors.

Bob Kerr voiced concern about services of water and sewer usage.

Bud Sorvaag stated the initial plans were approved by Harry Parsi when first approached with the idea.

Bob Kerr suggested a study by City Council...

Need elevation map

Comprehensive in-depth study

Hope to have decision by end of year

End of discussion.

Chairman Landis officially welcomed Tom McGovern to the Planning Commission.

Bob Kerr left at 7:50 because of quorum achieved with the arrival of Herb Herzog.

PUBLIC HEARING: (CONTINUED FROM AUGUST 5, 1975 MEETING)

APPLICATION V-75-8 BY NOEL LYNN BESSONETTE, JR. FOR VARIANCE IN FRONT YARD SET-BACK SO EXISTING STRUCTURE MAY BE UTILIZED FOR BASEMENT OF PLANNED RESIDENCE ON TAX LOT 101, MAP 41-13-5CA, MYRTLE STREET.

Map by H. Parsi, Engineering Dept, to establish center line of Myrtle Street requested August 5, 1975 meeting was presented.

Old building was there when code was accepted, therefore existing building need not be made to comply--unless to add on.

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PUBLIC HEARING - Cont.

Bruce Hanson still opposed fact that old building is only 4½ feet back of property line instead of 10 feet. Herb Herzog asked Charles Williams if the petitioners could go back 5½ feet to build. Mr. Williams agreed this can be done - with regards to compliance of ordinances for porches and roofs.

MOTION by Commissioner Renn that the application not be approved--failed for lack of a second.

Commissioner Herzog asked if they build 5½ feet back on existing structure would a motion be needed. Answer - No motion needed.

Mr. Williams was asked to clarify regarding roof..answer-The over-hang of roof is about 2 to 3 inches to the foot of roof.

MOTION by Commissioner Renn, seconded by Commissioner Herzog to disapprove application as presented...
two eyes, one nay,....MOTION carried and Ordered.

Bessonnettes will re-apply with new plans at a later date, incorporating suggestions of moving proposed building back to comply with the 10 foot set-back.

LEGISLATIVE ACTION:

Charles Williams presented discussion re: Conditional Use at the request of Mr. Riley, Architect - Engineer for the Latter Day Saints Church.

DISCUSSION PRESENTED:

Chairman Landis - would like to find out what zones all churches are in now, before jumping into any changes...

Commissioner Herzog - would like to ammend to accept churches in all zones without conditional uses...

Commissioner Breuer - would like to have research on Old Zone laws...

Building Inspector Williams - would like for all public buildings to be surveyed...

Chairman Landis - item for next meeting agenda "Church Properties" - also draft letter to Mr. Riley informing him of Planning Commission intentions to recommend changes in zoning ordinances to allow churches outright use rather

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LEGISLATIVE ACTION - Cont.

than conditional use, copy of which is made a part of these minutes.

MOTION by Commissioner Breuer, seconded by Commissioner Herzog to draft the before mentioned letter to Mr. Riley, type and mail.

Motion unanimously carried and ordered.

OTHER MATTERS:

Fire Chief, Merle Frank, asked to be heard regarding Fire Code - directly affected by existing zoning. Buildings not conforming to fire zoning. Requested to be on agenda for next meeting.

Fire Chief Frank also opposed to apartment complex with fire department personnel so low - 24 people. Stated city cannot continue to grow and fire department stay as is.

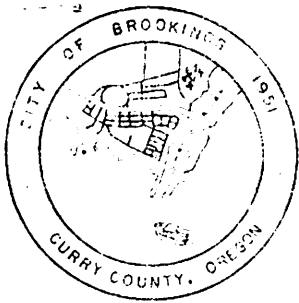
Chairman Landis suggested the possibility of a Planning Commission Workshop session other than just the monthly Planning Commission meetings. Idea accepted. First Workshop Session set for Tuesday, September 30, 1975 at 7:30 p.m. in the Council Chambers at City Hall. All Commissioners to be called to remind them. Also notify Charles Williams. No need for secretarial services.

ADJOURNMENT: Chairman Landis adjourned the meeting at 8:45 p.m.

Carl W. Landis
CHAIRMAN
by Earl on Breuer

ATTEST:

Betty L. Dean
SECRETARY PRO TEM



CITY OF BROOKINGS

Phone (503) 469-2163

The Home of Winter Flowers

898 Elk Drive
P. O. Box 'C'
Brookings, Oregon 97415

September 4, 1975

Mr. Edward W. Riley
Architect - Engineer
P. O. Box 630
North Bend, Oregon 97459

Re: Your letter August 22, 1975
Proposed Chapel Addition, Church of Latter Day Saints

Dear Mr. Riley:

The regular Planning Commission meeting convened 7:30 P.M., Tuesday, September 2, 1975. They have recommended changes in the zoning ordinances to allow churches outright use rather than conditional use.

Therefore, this letter is to inform you to proceed with your plans for the chapel addition.

Yours very truly,

Charles C. Williams
Charles C. Williams *bd.*

CCW/bd



edward w. riley

ARCHITECT - ENGINEER

planning
building design
municipal engineering

AIRPORT TERMINAL BUILDING
Post Office Box 630
North Bend, Oregon 97459
Telephone 503 - 756-6606

August 22, 1975

Mr. Charles C. Williams
Building Inspector
P.O. Box C
Brookings, Oregon 97415

Dear Mr. Williams:

In response to your letter dated August 21, 1975.

Item # 1, concerning a conditional use permit. You have the preliminary drawings I sent on August 15, 1975.

I would like at this time to have you submit the drawings and my letter to the appropriate City officials as a request for a conditional use permit for the proposed chapel addition.

Also I would like the date and time of the Planning Commission Meeting if it is necessary for me or a member of the Church to attend.

Thank you for your assistance.

Very truly yours,

EDWARD W. RILEY
Architect-Engineer

EWR:sc

cc: President Art Johns
President Edward Sypher

Mr. Edward W. Riley
Architect - Engineer
P. O. Box 630
North Bend, Oregon 97459

Re: Your letter August 22, 1975
Proposed Chapel Addition, Church of Latter Day Saints

Dear Mr. Riley:

I can use the drawings on hand, however the conditional use must be applied for by using the form which I am enclosing. This form must be accompanied by check for \$20.00 made payable to the City of Brookings.

The earliest this item may be scheduled will be October 7, 1975, at the regular meeting of the Planning Commission which will convene at 7:30 p.m. in the Council Chambers ~~at the~~ City Hall.
at

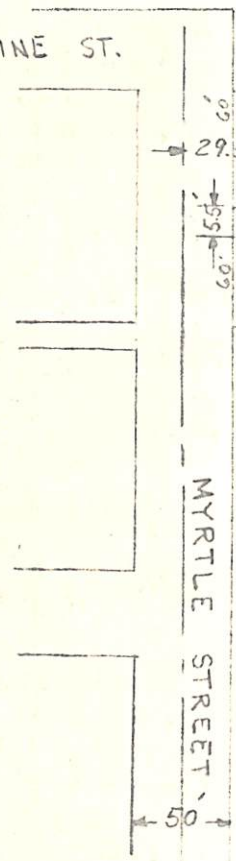
You, or a ~~member~~ representative from the Church should be present at the hearing.

Please execute the enclosed forms and return one as soon as possible so preliminary work to ~~start~~ actual scheduling may be started.

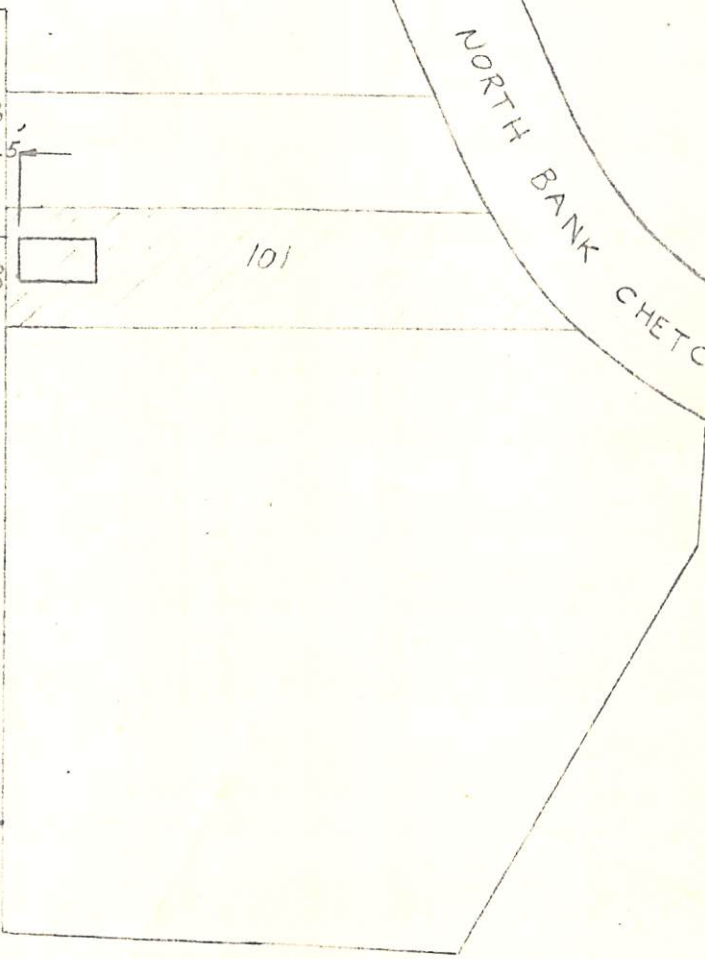
41.13.5 CA

N

PINE ST.



MYRTLE STREET



101

NORTH BANK CHETCO RIVER ROAD

REPORT OF BUILDING PERMITS ISSUED VALUATIONS BY BUILDING INSPECTOR
CHARLES C. WILLIAMS.

January 1975

1	Residence	25,000.00	
	Commercial & Miscellaneous	86,164.00	111,164.00

February 1975

7	Residences	192,969.00	
	Commercial & Miscellaneous	39,121.00	232,090.00

March 1975

4	Residences	118,134.00	
	Commercial & Miscellaneous	43,275.00	161,409.00

April 1975

2	Residences	77,158.00	
	High School Addition & Miscellaneous	92,500.00	169,658.00

May 1975

8	Residences	259,310.00	
	Library Addition & Miscellaneous	88,200.00	347,510.00

June 1975

1	Residence	20,930.00	
	Additions	20,600.00	41,530.00
			<u>41,530.00</u>
			\$1,063,361.00

July 1975

5	Residences	150,201.00	
	Medical Center	233,000.00	
	Miscellaneous	6,400.00	389,601.00
			<u>389,601.00</u>
			\$1,452,962.00