

MINUTES  
 REGULAR MEETING - PLANNING COMMISSION  
 CITY OF BROOKINGS  
 FEBRUARY 4, 1975

The meeting was called to order at 7:30 p.m. by Chairman C. Wm. Landis. Commissioners present: Carl Rust, Earl Breuer, Shirley Earle, and Herb Herzog.

APPROVAL OF MINUTES:

Commissioner Herzog made MOTION, seconded by Commissioner Breuer and carried unanimously, that minutes recorded for December 3, 1974, and January 7, 1975, be approved as mailed.

BUILDING REPORT:

Building Inspector Charles C. Williams informed the Commission there were no building permits issued in December 1974. Following is the report for January 1975.

	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
Residential:			
L. Veenstra	2019	\$ 25,000.00	\$112.00
Surcharge, \$1.12			
Repairs:			
J. A. Peterson	2022	1,500.00	15.00
Allen Reynolds, Storage Shed	2025	250.00	5.00
Surcharge, .20			
Commercial:			
Wilson Distributing Co.	2020	4,000.00	92.00
Chetco Credit Union, Air Cond.	2023	-	21.00
Mobil Oil Station, Tank	2029	2,000.00	6.00
Highway Dept., Service Garage	2030	8,200.00	N/C
Square Deal Lumber Yd., Warehouse	2032	41,850.00	163.00
Highway Dept., Rest-room	2031	12,000.00	N/C
Surcharge, 2.82			
Demolition:			
D. J. Hamilton	2017		5.00
Square Deal Lumber Yd.	2028		5.00
Surcharge, .10			

Page 2 - Minutes  
 Regular Meeting - Planning Commission  
 City of Brookings  
 February 4, 1975

	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
<b>Garages:</b>			
M. Bryant	2018	5,600.00	36.00
W. M. Hermann	2026	3,864.00	28.00
F. Flintcraft	2027	6,400.00	40.00
B. L. Brimm, Storage	2021	500.00	5.00
Surcharge, 1.09		<u>\$111,164.00</u>	<u>533.00</u>
January 1975	January 1974		
15 Permits Issued	10 Permits Issued		
Value, \$111,164.00	Value, \$124,057.00		
Fees 533.00	Fees 590.72		
Plmbg -0-	Plmbg 68.00		
Surcharge 5.33			

LEGISLATIVE ACTION:

OLD BUSINESS FROM JANUARY 7, 1975 MEETING WHICH WAS NOT HELD DUE TO A LACK OF QUORUM.

1. APPLICATION CU-74-11 BY WILLIAM M. FERGUSON FOR CONDITIONAL USE TO REPAIR SMALL ELECTRICAL ENGINES IN HIS GARAGE AT 706 PACIFIC AVENUE, ZONED RH, - RESIDENTIAL HIGH DENSITY.

This application was reviewed and discussed. Commissioner Breuer stated the permit would be effective for one year only, at the end of which time Mr. Ferguson would be required to reapply if he wished to continue the operation.

MOTION by Commissioner Breuer, seconded by Commissioner Earle, and carried unanimously that application for conditional use to repair small electrical motors in his garage at 706 Pacific Avenue be granted to Mr. William M. Ferguson.

2. RECOMMENDATION TO COUNCIL FOR FILLING VACANCY ON COMMISSION DUE TO THE RESIGNATION OF GLADYS KANICK.

Chairman asked for names to be considered in recommending a person to fill present vacancy on the Planning Commission.

Ralph E. Renn, who lives at 910 Easy Street, introduced himself from the audience. He said he was 69 years of age, retired since he was 62, and was interested in serving the community in which he lived. He gave a brief resume of his 30 odd years in the building field on the East Coast. At the time of retirement he was the

Page 3 - Minutes  
Regular Meeting - Planning Commission  
City of Brookings  
February 4, 1975

architect for the Federal Housing Authority in New Jersey, a position he held for a number of years.

Commissioner Breuer stated that two Jaycees, Leo Appel, II, and Chris Jones, were up for consideration although neither were present. He mentioned the need for younger members on the Commission. He also reminded the Commission that recommending a person to the City Council was merely a courtesy and that the final decision rests with the Mayor.

Commissioner Breuer MOVED, Commissioner Earle seconded, and Motion carried unanimously that Commission recommend to the City Council that Chris Jones be appointed to the Planning Commission to fill the vacancy created by the resignation of Gladys Kanick.

#### NEW BUSINESS

3. APPLICATION FOR VARIANCE IN SETBACK ON CAROL DUNCAN PROPERTY, TAX LOT 6300, MAP 41-13-5CB, CORNER OF HEMLOCK AND WILLOW STREETS.

Mike Cremarosa, builder for Carol Duncan, sketched the building proposed for Tax Lot 6300, Map 41-13-5CB, corner of Willow and Hemlock Streets. The building is composed of compartments which will be used for storage.

There was question about building right on the property line. It was pointed out that the telephone company fence, opposite on Hemlock Street, was on the property line, and another instance was the Square Deal Lumber Yard building which is on the line.

Mayor Kerr inquired about the visibility. Building Inspector Williams was of the opinion this was not a problem.

MOTION was made by Commissioner Breuer, seconded by Commissioner Herzog and carried unanimously that the variance of five feet in setback requested by Carol Duncan on Tax Lot 6300, Map 41-13-5CB, be granted.

#### OTHER MATTERS:

Marjorie Ferrel told the Commission she was interested in purchasing the property on Lundeen Lane which is now

Page 4 - Minutes  
Regular Meeting - Planning Commission  
City of Brookings  
February 4, 1975

owned by Lois Upp if she too could get a conditional use permit to continue the operation of beauty shop.

Mrs. Ferrel was informed the Commission could make no commitment to her regarding the approval of a conditional use permit prior to the filing of an application for same if she purchased the property. She was reminded the permit held by Lois Upp is not transferable and that a conditional use permit is subject to renewal each year.

Each member present expressed a personal opinion that he was not against the approval of a conditional use permit at this time, however this attitude could change and possibly she would want to consider purchasing the property contingent on the granting of a conditional use permit to operate the beauty salon.

Mr. Lee Van Duzee submitted drawing showing a lot split of Tax Lot 513 on Paradise Lane in the Van Duzee Sub-division.

After discussion, Commissioner Breuer MOVED that Mr. Van Duzee's request to split Tax Lot 513, into two lots, 513 and 514, be granted. Motion was seconded by Commissioner Herzog and carried unanimously.

Commissioner Earle abstained from voting.

ADJOURNMENT:

Chairman Landis adjourned the meeting at 8:10 p.m.

ATTEST:

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
CHAIRMAN

Brookings, Oregon

1-04-75

City of Brookings  
Planning Commission  
Brookings, Oregon 97415

RE: VanDuzee Sub-Division

Please refer to lot 6 which is known as tax lot 513.

We have drawn out a sketch showing a proposed split of this lot and the sale of the portion immediately to the west of line drawn out 66 degrees from the Cul-de-sac and subsequently intersecting the North line of the property.

The area on which the number 513 is shown would be retained by me for the present time as it is a canyon primarily and therefore of little value to someone who can use the western portion which we are labeling 514.

This still leaves 2 parcels meeting with City of Brookings size requirements of 6000 square feet. Both of these would have considerably more than that amount of square footage.

We request that you allow this proposed split as it will make better use of the property.

Very truly yours,

  
L. G. VanDuzee

cc Charles Williams

8cc

City Of Brookings Planning Commission

Application No. \_\_\_\_\_

Date Jan. 15, 1975

APPLICATION FOR VARIANCE  
BROOKINGS ZONING ORDINANCE

Name of Applicant Carol D. Duncan

Address 508 Hemlock St.

Phone 469-3841

Name of Authorized Agent (if any) M & F BUILDING CO.

Address P. O. Box 294, Brookings, Oregon

Phone 469-3761

I, Carol D. Duncan, hereby apply to the City of Brookings Planning Commission for a variance from the requirements of the zoning ordinance, under the provisions of the Brookings Zoning Ordinance No. \_\_\_\_\_.

(1) Zone in which property is located \_\_\_\_\_

(2) Legal description of property Lots 25-26-27-28-Blk 24- Plot#2

41-13-5 e.B.

(3) Type of variance needed (lot size, lot width, front yard, rear yard, building height, etc.) and specific nature of variance request Total 4 Lots 104' x 80' Requesting to be closer than 30' from center line of Hemlock and Willow Street as stated on maps.

(4) What special and unusual circumstances exist on the property in question where strict application of the zoning ordinance would cause an undue or unnecessary hardship?

We propose to build masonry blk. bldg. on property line making us 25' to center line of Hemlock and Willow St.

I understand that no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

I understand further that a variance may be granted only in the event that all of the following circumstances exist:

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

(2) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

(3) The variance would not be materially detrimental to the purposes of the zoning ordinance, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.

(4) The variance requested is the minimum variance which would alleviate the hardship.

I acknowledge that I am familiar with the standards and limitations imposed by the zoning ordinance as it relates to this application, and that the foregoing statements are correct.

*M. J. G. Garrison Contractor*

Date Jan. 16, 1975 (signed) Carol D. Duncan, Owner

Applications shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with the ordinance.

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RECEIPT OF APPLICATION AND FEE

I hereby certify that a completed application for a variance, application No. \_\_\_\_\_, submitted by \_\_\_\_\_, was received for filing with the City of Brookings Planning Commission on this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. The receipt of a fee in the sum of \$20.00, as established by the zoning ordinance, is hereby acknowledged.

Dated: \_\_\_\_\_

City Administrator

BY \_\_\_\_\_ his duly authorized agent

Rec. #2584  
1-16-75 \$20.00  
ADP