

MINUTES  
 REGULAR MEETING - PLANNING COMMISSION  
 CITY OF BROOKINGS  
 JANUARY 6, 1976

Chairman Earl Breuer called the meeting to order at 7:30 p.m. Commissioners present were: Mrs. Roy Brimm, Herb Herzog, Ray Lockman, Ralph Renn, and Chet Thompson. Commissioner Tom McGovern was absent.

APPROVAL OF MINUTES:

Minutes of December 2, 1975, meeting were read by Chairman Breuer.

It was MOVED by Commissioner Renn, seconded by Commissioner Herzog, and carried unanimously that minutes be approved as read.

The Chairman then introduced the new members of the Commission, Mrs. Roy Brimm and Chet Thompson. After this introduction he proceeded to introduce each member of the Commission, also City Manager Al R. Hooten, Fire Chief Merle Frank, and Burton Weast, Curry County Planning Director who were in the audience.

BUILDING REPORT:

Building Inspector Charles C. Williams summarized the following Building Report for the month of December 1975:

	<u>Permit No.</u>	<u>Value</u>	<u>Surcharge</u>	<u>Fee</u>
<b>Residential Additions &amp; Alterations:</b>				
Lawrence Larsen	3028	\$ 6,751.00	\$1.20	\$ 40.00
Bruno Braido	3029	3,250.00	.84	28.00
Carol Duncan	3030	<u>3,500.00</u>	<u>.84</u>	<u>28.00</u>
		13,501.00	2.88	96.00
<b>Garages &amp; Carports:</b>				
C M Cross	3031	4,230.00	.87	29.00
<b>Fence:</b>				
Charles Sugg	3026		.15	5.00
<b>Demolition:</b>				
Russell N Nelson	3027		<u>.15</u>	<u>5.00</u>
		17,731.00	4.05	135.00

December 1975

6 Permits Issued  
 Value \$17,731.00  
 Fees 135.00  
 Surcharge 4.05  
 Plmbg Permits, \$6.00, Tax 18¢  
 #557 and 558.

December 1974

No permits issued.

PUBLIC HEARINGS:

1. REQUEST BY ROBERT LEDFORD FOR CONDITIONAL USE (NO. CU-75-13)  
TO PERMIT THE OPERATION OF SMALL APPLIANCE REPAIR SHOP ON  
COVE ROAD, TAX LOT 3401, MAP 41-13-6DD, ZONED RM.

In the absence of Mr. Ledford, Building Inspector Williams presented his application to the Commission and it was his recommendation that request be approved.

After discussion MOTION was made by Commissioner Herzog, seconded by Commissioner Lockman and carried unanimously that Robert Ledford's request for conditional use to operate small electrical appliance repair shop in room at residence on Cove Road, be granted.

2. REQUEST BY PATRICIA M. HERMANN FOR CONDITIONAL USE (NO. CU-75-14)  
TO PERMIT OPERATION OF A STATE CERTIFIED DAY CARE UNIT AT  
720 EASY STREET, TAX LOTS 604 & 701, MAP 41-13-6AA, ZONED RM.

Mrs. Hermann was present and informed the Commission she has complied with State regulations and has credentials from the State, also has a temporary permit from the State until such time City approves conditional use. If conditional use granted she will obtain city business license and will also arrange for sanitary inspection. The Fire Chief said he and the State Fire Marshall have already made their inspection.

Commissioner Renn inquired about the possibility of traffic problems. Mrs. Hermann said there are two driveways into property, one single, the other double, also, the times of pickup and delivery of children would not be when the heaviest foot traffic by students would be going on.

After discussion Commissioner Renn made MOTION, Commissioner Thompson seconded and Motion carried unanimously that conditional use permit to operate State certified day care unit at 720 Easy Street be granted to Mrs. Patricia M. Hermann.

3. REQUEST BY DARRELL ALLSUP FOR VARIANCE (NO. V-75-9) TO PERMIT OPERATION  
OF CEMENT PLANT ON MEMORY LANE NEAR TANBARK ROAD ON TAX LOT 1000,  
MAP 41-13-6DD, ZONED ML.

First of all, Building Inspector Williams said the description "cement plant" was erroneous, in actuality application is for a "batch" or mixing plant. This type of plant does not emit the undesirable pollutants that a cement plant creates.

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The person interested in operating plant could not find property in the proper zone so Mr. Allsup consented to the plant being on his property if the Planning Commission approved the variance.

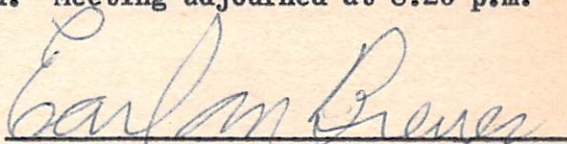
In the course of following discussion it was agreed the land zoned Industrial General was very limited, the larger portion of which is owned by the local lumber mills, in fact, Mr. Allsup believed there was approximately one acre that was not owned by the mills, and this situation would limit the growth of industries being established here.

During the discussion the question was raised about prospective operation, and others in this general area, being required to keep area in an orderly and attractive manner. Mr. Allsup said his son did maintain an orderly yard and any new operation on his property would be required to do so. There was concern about the heavy equipment traffic and safety precautions taken for foot traffic, especially students, alongside this well traveled street. The mayor indicated the City will be taking steps to open Tanbark Extension and this in turn will help to relieve the traffic. A comment was made that such a development in this area would decrease the value of surrounding land. Those participating in the discussion with the Commission were Mrs. A. Lecair, Mr. & Mrs. Ralph Cheney, and Mr. Murray Palmer.

MOTION by Commissioner Herzog, second by Commissioner Thompson that request for variance to permit operation of batch plant on Memory Lane near Tanbark Road, on Tax Lot 1000, Map 41-13-6DD, zoned ML, be approved. The Motion passed with one dissenting vote being cast by Commissioner Ralph Renn.

ADJOURNMENT:

MOTION by Commissioner Renn, seconded by Commissioner Herzog and carried unanimously that meeting be adjourned. Meeting adjourned at 8:20 p.m.

  
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CHAIRMAN

ATTEST:

  
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SECRETARY