

MINUTES
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
JULY 5, 1977

Present: Chet Thompson, Ralph Renn, President Earl Breuer, Mary Jane Brimm, Bill Robinson and Archie McVay.

Staff Present: Wendell Bartholomew, Harry Parsi and Al Hooten.

Chairman Breuer called meeting to order at 7:32 p.m. and introductions were made.

APPROVAL OF MINUTES:

Minutes approved as presented in the packets.

BUILDING REPORT:

Building Report was presented by Wendell Bartholomew with comments on the month of June 1977.

PUBLIC HEARING:

REQUEST BY RON FALLERT FOR ZONE CHANGE TO TAX LOT 800
MAP 41-13-6AC FROM R-1 TO R-H.

Discussion and explanation concerning a small adjoining parcel so that an ongoing project can be expanded into this parcel currently zoned R-1.

Notices have been sent - no answer received.

Accessway into the property was discussed and Mr. Kessler representing the builder explained this!

Mr. McVay MOVED, Mr. Renn seconded to approve the request. Voted unanimously.

LEGISLATIVE ACTION:

1. FRANK CEMPELLIN REQUEST.

Frank Cembellin's request was sent back from the City Council. Mr. Cembellin was not in attendance and no representative was in attendance.

No action was taken!

2. LOT SPLIT REQUEST BY ED OLSEN. IN THE PARKVIEW DRIVE AREA.

Mr. Parsi informed the Commissioners of the water facilities available and also sewer is available in that area.

Mr. Olsen explained that three parcels would be made of this lot.

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Mr. Renn MOVED, Mr. McVay seconded to approve.
Voted unanimously.

3. REQUEST BY DR. JOY - CONDOMINIUM CONCEPT - DEL NORTE LN.
Dr. Joy discussed his request for a condominium on property along Del Norte Lane in the City.
Mr. Jones discussed the proposed development and had contacted the neighborhood residents on the matter.
Further contact will be made with community in finalizing the type of structure, setting of structures, etc. The Commissioners felt that the builder should coordinate this development with the desires of the people of Brookings and not change all of the trees and topography.
A cluster type structure is in the planning with piling foundations to not disturb the natural setting of area or disturb certain native growth.
Mr. Bartholomew explained that a zone change format was available for this and also the sewerage situation would be considered with having to lift to the existing sewer lines.
Developer will proceed.
4. PRELIMINARY PLAT OF SEAVIEW HEIGHTS #2.
Plat, located on Memory Lane near Tanbark, was reviewed by the Commission.
Mr. Bartholomew read covenants of this project which were discussed by the Commissioners.
Request for approval of Preliminary Plat was discussed concerning storm drainage, size of sewer lines, width of cul-de-sac, etc.
Four inch water lines in development would be acceptable.
Mr. McVay MOVED, Mrs. Brimm seconded for approval.
Voting was unanimous.
5. LOT SPLIT REQUEST BY RON FALLERT. ✓
This concerns the current development at Easy and 5th Street and would immediately effect lot 700 and also lot 800 eventually.
Explained by Bartholomew.
Mrs. Brimm MOVED, Mr. Renn seconded. Voting unanimously.

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BUSINESS FROM STAFF:

Mr. Bartholomew reported a three acre parcel with one residence now existing with a 19 foot road easement. Current zoning is RL.


Question: What should roadway width be if additional housing occurs in this parcel?

The tax maps were examined with discussion and the decision was to proceed in another direction for access with a 40 foot right of way.

Discussion arose concerning trees, their cutting, or their growth and obstruction of view of adjoining property owners.

Curb design was discussed and consensus was that gutter bar and curb could be the easiest type to retain alignment with.

There being no further business or discussion Chairman Breuer adjourned the meeting at 8:55 p.m.



CHAIRMAN

ATTEST:



SECRETARY