

MINUTES
PLANNING COMMISSION
CITY OF BROOKINGS
AUGUST 2, 1977

CALL TO ORDER:

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

INVOCATION:

Chairman asked Wendell Bartholomew, Building Inspector, to give the invocation.

ROLL CALL:

Commissioners present: Chairman Earl Breuer, Archie McVay, William Robinson, Mary Jane Brimm, Ralph Renn, and Chet Thompson.

Staff present: Harry Parsi, City Engineer, Wendell Bartholomew, Building Official, C. Cooley, Secretary.

WELCOME TO VISITORS:

Representative from the Pilot newspaper was present and the audience numbered twenty one. All were welcomed by the Chairman who was pleased to see the interest being shown in the activities of the Planning Commission.

BUILDING REPORT:

Building Official gave a summary of the July 1977 Building Report which is made a part hereof.

As an aside, he informed those present that the surcharge for "Governor Bob Straub" has been collected since 1974 and provides funds for the education of building inspectors in the State.

PUBLIC HEARINGS:

1. REQUEST BY VIC SOTHERS, THROUGH AGENT SOUTH COAST TOWN AND COUNTRY REALTY, FOR CONDITIONAL USE PERMIT TO OPERATE PHOTOGRAPHIC STUDIO IN RESIDENCE AT 516 REDWOOD STREET.

Floyd James, Jr. of South Coast Town and Country Realty represented Mr. Sothers who wished to use one room of the residence as a photographic studio, a part time venture.

Mr. Richard A. Johnstone, Mr. Ivan Douglas, and Mrs. Marshall, all living in the immediate area, objected for various reasons. Dan Nachel and a Mr. Jenkins also indicated their opposition to granting permission for this operation.

After much discussion concerning access, parking, and conformance to the present zone,

MOTION was made by Commissioner Renn that request for conditional use by Vic Sothers be denied. Motion was seconded by Commissioner Thompson and carried unanimously.

2. REQUEST BY DR. & MRS. GERRID C. JOY FOR ZONE CHANGE FROM RL TO RH TO ALLOW FOR CONSTRUCTION OF CLUSTER TYPE CONDOMINIUM ON DEL NORTE LANE OPPOSITE THE INTERSECTION OF DEL NORTE LANE AND HAZEL STREET.

Dr. Joy's site plan was presented. This plan is for a garden type condominium for adults, units to be staggered down slope to river affording each a view and piling would be used so there would be as little disturbance to the land as possible.

No unit would be any higher than those dwellings at street level on Del Norte Lane.

The plan is for fifteen individual units with a two car space per unit with guest parking available.

Much discussion followed presentation.

A letter in favor of the zone change was received from property owner Oral Miller, 227 Del Norte Lane. Mr. & Mrs. Jenkins who reside in the area pointed out the problems that could arise if such a development were allowed, but after being informed of the requirements of the city and further explanation by the applicant, Mr. & Mrs. Jenkins seemed to be in favor of plan.

Opposition was heard from two persons who did not identify themselves. The main reasons stated were traffic and the lowering of property values.

The applicants furnished the plans as required to be heard before the Planning Commission, however, when queried by Commissioner Brimm, Building Official Bartholomew suggested the Commissioners take time to study the plans before making a decision.

After discussion,

Commissioner McVay made MOTION to recommend to the City Council they approve zone change provided plans as presented are developed as shown. Motion seconded

by Commissioner Renn and carried unanimously.

LEGISLATIVE ACTION:

1. REQUEST BY B. T. ALLINGER FOR LOT SPLIT, TAX LOT 6190, MAP 41-13-5CA, SPRUCE DRIVE.

Darryl Niemi, of Niemi & Thorp, explained this lot split was desired so one lot could be sold. He researched the easements as shown on map and the 20 feet alongside drive into property is a utility easement. After much discussion,

MOTION was made by Commissioner McVay, seconded by Commissioner Robinson and carried unanimously that lot split be granted providing permission to use a portion of the utility easement for roadway purposes be secured from present property owner.

2. REQUEST BY RICHARD R. WILSON FOR LOT SPLIT, TAX LOT 600, MAP 41-13-5BB, PIONEER ROAD.

Mr. Wilson is requesting lot split so three duplexes may be constructed on the property. Sewer, water, and access to property all meet requirements.

MOTION by Robinson, seconded by Commissioner Renn and carried unanimously that lot split be granted.

3. REQUEST BY LAWRENCE PAYNE FOR LOT SPLIT, TAX LOT 2700, MAP 41-13-6BC, EASY STREET.

At the present time plans are to build a single story office complex on the lower portion of this property, and possibly later, another complex on the upper portion.

After discussion MOTION was made by Commissioner McVay, seconded by Commissioner Robinson and carried unanimously that request for lot split by Lawrence Payne be granted.

4. SUNDOWN SUBDIVISION PRELIMINARY PLAT - WILLIAMS & WHITEHEAD.

Mr. Williams presented plat of proposed subdivision

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which is located on Tax Lot 100, Map 41-13-6AA and runs from Hassett Street to Ransom Avenue. There are 45 lots in the subdivision on which duplexes and single family dwellings will be built.

MOTION by Commissioner Brimm, seconded by Commissioner Renn and carried unanimously that preliminary plat of Sundown Subdivision be accepted.

5. FINAL PLAT, SEAVIEW HEIGHTS #2 - Niemi & Thorp.

During the discussion of this plat, City Engineer Parsi stated he had not yet completed the engineering on this project, however, he did inform the Commission the State requires a 4" line for this type of development.

After discussion, Commissioner Robinson made MOTION to approve the final plat of Seaview Heights #2 subject to engineering details. Motion seconded by Commissioner Brimm and carried unanimously.

REPORT BY CITY MANAGER:

Mr. Hooten was not present due to attending another meeting, however, he made up a report on the Mill Beach Sewer Line which was read by Mr. Bartholomew and is made a part of these minutes.

Those in the audience who were vitally interested in seeing the problem of sewer disposal solved in the area were Mr. & Mrs. C. D. Allen, Mr. James Barnes, Mr. Frank Cembellin and the new owner of property purchased from Mr. & Mrs. Allen.

After much discussion regarding the number of pump stations, locations, etc., Mr. Parsi, City Engineer, said he and the Mayor would be making a tour of this area the following day with a specialist in the field of sewer disposal to determine the best route to take. He was of the opinion the specialist might possibly be engaged to handle the entire project.

City Manager Hooten, in his report, said it would be in order for the Planning Commission to propose to the City Council they initiate this project because this should be

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set forth for possible Bancroft Bonding procedure.

MOTION by Commissioner Robinson, seconded by Commissioner Brimm to recommend to City Council to get on with solving sewer problem in the Mill Beach area.

Commissioner Renn voted "Nay", all other Commissioners present voted "Aye". Motion carried.

ADJOURNMENT:

Chairman Breuer adjourned meeting at 9:30 p.m.

ATTEST:



SECRETARY



CHAIRMAN