

MINUTES
BROOKINGS PLANNING COMMISSION
SEPTEMBER 19, 1977

In the absence of Chairman Earl Breuer, Vice-chairman Mary Jane Brimm called the meeting to order at 7:40 p.m.

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

Vice-chairman Brimm asked Al Hooten to give the invocation.

Prior to beginning the proceedings, before an audience of approximately fifteen persons, the Vice-chairman announced there would be no audience participation because this session was being held strictly for the purpose of discussion among Commissioners in order to make a decision regarding the request for an amendment to the comprehensive plan and zone change by Frank M. Cembellin.

Commissioner Renn, who did not attend the public hearing, asked some questions regarding the workability of the proposed sewer system to serve project. He directed his questions to John Thorp, P.E., who was prepared to answer, however, it was unanimous among the Commissioners this detail would be handled by the engineering and building departments at the appropriate time.

Again, Vice-chairman Brimm asked that the discussion be kept within the confines of the Commission.

To aid in their decision, the Commissioners discussed the following questions which were listed on a sheet entitled "Finding of Facts".

1. Does request generally conform to the Comprehensive Plan? The consensus of opinion was that it did.
2. Is there a shortage of housing? Of the type suggested? Again, yes.
3. What does marketing data show relating to price ranges suggested in proposal? The \$85,000 per unit is in line.
4. What are facts concerning the area need for diversity of housing types. There is a need for this type housing.
5. Has there been changes in the area population that would suggest modifications to the Comprehensive Plan to meet those changes and needs of the population? Possibly warrants more changes than granted.

A comment was made that what this area needs are more high cost housing units.

In response to query, Building Official informed Commission there were approximately thirty additional units in 1976 ranging from \$40 to \$60 thousand dollar class but only one in the \$100 thousand dollar class structures made up of single family dwellings, duplexes, and four-plexes, with the current year running ahead of last year.

6. What is the availability and the suitability of alternate sites for this proposal? There are none.
7. What are the effects that are expected on local traffic patterns. Proposed street will be adequate.
8. Will facilities such as sewer and water supply requirements of this development? It was considered they would and reference was made to the testimony by John Thorp, P.E. at the public hearing.
9. What site controls will be enforced by the City
 - (a) Site review?
 - (b) Geologist report?
 - (c) Architectural review?
 - (d) General esthetics assessment of the area?The required tests will be taken before plans are approved.
10. Will specific restrictions be listed that must be met prior to final approval by City? Yes.

In response to question directed to him by Commissioner Renn, Al Hooten, City Manager, said the sewer facilities to serve this area would be installed at the expense of the land owners. After meeting City specifications it would become a new Improvement District and be turned over to the City.

Letters from Mrs. W. Stout, Mrs. William B. Kinser, Richard G. & Sharon L. Timmons, against zone change; C. M. Sorvaag, Realtor, Niemi & Thorp, Engineering & Surveying, Inc., for the zone change, were reviewed by the Commission.

Commissioner McVay stated that as is, five or six homes could be built on the property in question, so why not okeh to change zone for structure which allowed 6000 square feet per unit, and get a higher tax value on the condominium? Said zone change okeh with him.

After discussion about access to beach it was concluded there would be no change in it.

Commissioner McVay MOVED and Commissioner Robinson seconded that recommendation be made to the City Council to approve amendment to the Brookings Comprehensive Plan and zone change applied for by Mr. Frank M. Cembellin for the construction of building per plan shown at this meeting. Motion carried by a unanimous vote.

The meeting was adjourned at 8:35 p.m.

ATTEST:



SECRETARY



VICE-CHAIRMAN