

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

Members present: MaryJane Brimm, William Robinson, Chet Thompson, Ralph Renn, Thelma Huovila, Archie McVay and Chairman Earl Breuer who called the meeting to order at 7:30 p.m.

Staff members present: Wendell Bartholomew, Al Hooten, and Elmer Lee.

APPROVAL OF MINUTES:

Minutes of February 1, 1977 meeting were approved as sent out.

LEGISLATIVE ACTION:

1. ✓ REQUEST BY TONY FELIPE FOR LOT SPLIT

Mr. Felipe presented papers to Chairman Breuer, Commissioner McVay made MOTION that the Planning Commission approve the re-write. Commissioner Renn seconded the Motion. Motion carried unanimously.

2. REQUEST BY JOHN WHEELER FOR ZONE CHANGE

Inspector Bartholomew explained the location of property and that all of Tax Lot 1000 would be included in the ML zone.

City Manager Al Hooten explained that the City had cleaned out some of the drainage problems and that sewer facilities on Cove Road could cost \$13 - \$15 per foot.

Chairman Breuer had one written objection given to him from Robert J. Ledford. Mr. Bob Madden spoke on his behalf. Mr. Madden stated that excess water comes down the street and fills up his property. Mr. Wheeler stated that these sewerage and drainage problems were not relevant to his request because they have existed prior to his project. Inspector Bartholomew stated that the culverts were not adequate to carry the water and that it did drain along Mr. Wheeler's side. Water generally drains off to an open drainage way to the ocean.

The owner, John Wheeler, stated that he had been told this parcel was in ML zone when a portion was actually in the RM zone. He would like to make a storage place for the items that are manufactured or fabricated and this extra portion should be adequate for that purpose.

Commissioners Robinson and McVay commented on the validity of the zoning maps, mentioning the fact this parcel was separated into two different zones. Chairman Breuer stated the zoning maps were compiled by the University of Oregon, Bureau of Governmental Research and Services.

Commissioner McVay made MOTION for a zone change, stating he saw no harm in this request. There was no second so the Motion DIED.

Commissioner Robinson made MOTION for no zone change. Seconded by Commissioner Renn.

Commissioner Brimm described her reasons for disapproval of the zone change (family dwellings).

MOTION carried with one dissenting vote.

3. REQUEST BY PARKS AND RECREATION COMMISSION FOR CLOSURE OF ALLEY

Chairman Breuer read a new letter that was added to original request. This letter was sent by Ellis Watkins, Chairman of the Brookings Park and Recreation Commission.

Richard Barton, who lives at 515 Pine Street, informed the Commission he uses the alley quite often and he can only use the North exit because his trailer will not make it over the South exit. (The boat trailer is a three axle vehicle.

Mr. Watkins stated that the alley would be closed to through traffic but open to utility traffic. Fire Chief Frank explained the hazards it would cause the Fire Department if closure was approved. Mr. Barton went on to explain that a neighbors only access was the South exit of this alley.

A MOTION was made and seconded to leave the alley the way it stands. Motion carried unanimously.

4. REQUEST BY JAMES FARMER FOR LOT SPLIT

Building Inspector Bartholomew explained the location of property and that water and sewer are available. Mr. Farmer would create a 30 foot easement running North and South for compensation of growth. The Inspector said future development access could be gained from 5th Street.

According to Mr. Farmer the easement has been 15' for a long time and he doesn't plan on any problems. There will be a total of three (3) vehicles used.

Commissioner McVay made MOTION to approve the access, seconded by Commissioner Thompson and carried.

5. REQUEST BY JERRY SWANSON FOR LOT SPLIT

Inspector Bartholomew explained the location of property and stated that allowances had been made for a road in the future and sewer and water were both available on this property.

No one in attendance voiced opposition.

Commissioner Renn made MOTION to approve the lot split, Commissioner Brimm seconded, and it carried unanimously.

6. REQUEST BY JAMES OCHS FOR LOT SPLIT

Inspector Bartholomew explained the location of property and recommended to the Commission that this lot split be approved.

MOTION to approve lot split by Commissioner McVay, seconded by Commissioner Robinson and carried unanimously.

7. REQUEST BY DON PAGE SMITH FOR LOT SPLIT

No one in attendance voiced opposition.

Commissioner Brimm made MOTION to approve lot split which was seconded by Commissioner Robinson and carried unanimously.

8. APPROVAL OF FINAL PLAT, SEA CLIFF TERRACE

Mildred Byrne presented the final plat to the Planning Commission. She stated that no changes had been made.

Questions were asked regarding pedestrian access to the subdivision and Mrs. Byrne said it would be open to pedestrian traffic.

Commissioner Brimm made MOTION to approve the final plat, seconded by Commissioner McVay and carried unanimously.

9. APPROVAL OF PRELIMINARY PLAT OF ENGLISH SUBDIVISION

There are proper easements for water and sewer!

MOTION was made by Archie McVay to approve the preliminary plat, seconded by Commissioner Robinson and carried unanimously with the proviso that the Preliminary Plat be approved subject to approval by the engineer of streets and public utilities.

PUBLIC HEARINGS:

1. REQUEST BY LARRY OLDS FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION IN AN RM ZONE.

Inspector Bartholomew explained the location of property. Commissioner McVay asked about possible parking problems. Mr. Olds said he wishes to operate a catalog sales outlet.

Mrs. Huovila indicated there could be congestion if a business was allowed in an RM zone.

Inspector Bartholomew read the requirements for a Home Occupation Permit (7.020.5). This only a one (1) year permit. If Mr. Olds abuses the permit, it can be cancelled at any time.

MOTION was made by Commissioner Robinson to grant a conditional use permit, seconded by Commissioner McVay, and carried unanimously.

2. REQUEST BY DON HORTON FOR A ZONE CHANGE FROM RL TO RH

Mr. Horton was not present nor was he represented.

The following people were in attendance and voiced opposition: John Schifferstein, Delores Landis, Earl Tuininga, Mrs. Gadberry, Mr. Miller, Oliver Jacobson, Mrs. Tantare, and Dick Purdue.

Commissioner Renn made MOTION to disapprove the zone change, seconded by Commissioner Brimm, and carried.

3. REQUEST BY STAR OF THE SEA CATHOLIC CHURCH FOR A ZONE CHANGE FROM RL TO RH.

Emmett Patten represented Star of the Sea Church. He explained the layout of the facility and it is hoped that medics made be trained there for emergency use.

The present building will stay and an addition (x-ray unit) will be added. There is also enough room for a helicopter pad.

Commissioner Renn asked if you can zone for medical use only. Inspector Bartholomew stated that there are no restrictions after a zone change has been granted.

Dick Wilson voiced his opposition for zone change. He would like to see it under a conditional use. Mike Page voiced his concern over tax rates, if the zone change was approved.

Al Hooten spoke and informed the Planning Commission of a plan of approval of zone changes for resolution of intent.

Mary Right was in favor of zone change.

Commissioner Renn made MOTION to recommend to City Council to adopt Hooten's plan. This Motion out of order and was withdrawn.

Commissioner McVay made MOTION to approve zone change, seconded by Commissioner Robinson. Motion carried.

Commissioner Brimm abstained from voting because of her husband being a member of the medical board.

4. REQUEST BY PAUL LITTY FOR VARIANCE OF THE REQUIRED BUILDING SET BACK

Inspector Bartholomew stated that a mortuary is a permitted conditional use in an RH zone.

Mr. Litty would like to build an addition to the existing building which would consist of a garage with an apartment above. The required set back is 10 feet on Railroad Street.

Section 8.020 on granting a variance was read by Inspector Bartholomew.

Commissioner McVay made MOTION to approve the variance, seconded by Commissioner Robinson. The roll call was as follows:

Commissioner Renn	Naye
Commissioner McVay	Aye
Commissioner Robinson	Aye
Commissioner Brimm	Naye
Commissioner Huovila	Naye
Commissioner Thompson	Naye

Motion failed.

Commissioner Renn made MOTION to deny application, seconded by Commissioner Brimm. The roll call was as follows:

Commissioner Renn	Aye
Commissioner McVay	Aye
Commissioner Robinson	Naye
Commissioner Brimm	Aye
Commissioner Huovila	Naye
Commissioner Thompson	Aye
Chairman Breuer	Aye

Motion to deny the request for variance carried.

Building Report for the month of March 1977 was given by Building Inspector Wendell Inspector.

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OTHER MATTERS FROM AUDIENCE

1. LOT SPLIT REQUEST BY OSCAR BOYER
There was no action taken on this subject. Not on agenda for April.
2. TAX LOT SPLIT REQUEST BY MR. & MRS. ALLEN
There was no action taken on this subject. Not on agenda for April.
3. Commissioner Brimm made MOTION that the City Council supply the Planning Commission with a lawyer so he can sit in on the meetings. Second by Commissioner Huovila, and carried unanimously.
4. Commissioner Brimm made MOTION to name the park on Richard Street, Warren T. Smith, second by Commissioner Robinson and carried unanimously.
5. City Manager Al Hooten gave an information talk on zone changes and ordinances.

ADJOURNMENT:

Meeting was adjourned at 9:55 p.m.

ATTEST:

SECRETARY

Al R. Hooten (Acting)

Earl M. Brewer
CHAIRMAN