

MINUTES
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
JUNE 7, 1977

CALL TO ORDER:

Chairman Earl Breuer called the meeting to order and asked Herb Herzog to give the Invocation.

ROLL CALL:

Present: Chet Thompson, Ralph Renn, William Robinson, Archie McVay and Chairman Earl Breuer. Members of the staff present were Building Official Wendell Bartholomew and Superintendent of Public Works Herb Herzog. The Press was present.

APPROVAL OF MINUTES:

MOTION by Commissioner Robinson, seconded by Commissioner Renn that minutes of May 3, 1977, regular meeting be approved as mailed. Motion carried unanimously.

BUILDING REPORT:

Chairman Breuer called on Mr. Bartholomew for the building report for month of May. He stated three permits were issued for three bedroom dwellings; six permits for apartment houses (5 four-plexes and 1 eight-plex); two dwelling remodels, one church addition, one church remodel, one sign permit and one moving permit. Five plumbing permits were issued. Total value for the month, \$787,280.00. Fees collected, \$2,400.00, \$133.90, and surcharge \$71.85, making total of \$2,605.75.

PUBLIC HEARING:

TO CONSIDER AN ORDINANCE TO AMEND THE TEXT OF ORDINANCE #216.

Prior to discussion it was stated by Building Official that this proposed Amendment to Ordinance No. 216 was the result of request to City Attorney and City Council to allow certain stipulations with the granting of a zone change, thus giving the City some control over what is done with the rezoned property.

Chairman Breuer read the proposed amendment in its entirety.

After a lengthy discussion among the Commissioners and the audience, Commissioner Renn MOVED that the proposed amendment be accepted provided the following words are modified: First line of second paragraph the word "may" shall be changed to "shall" and in the second line of that paragraph eliminate the words "and if such requirement is made by Council" and insert the word "and" between the word "Council" and "the" so it will read:

"A site plan approved by the Planning Commission shall be required and the same shall be binding upon the property."

Motion seconded by Commissioner Robinson and carried unanimously.

LEGISLATIVE ACTION:

1. PRESENTATION BY BLAIN GRIBBLE OF PRELIMINARY PLAT FOR A SUBDIVISION OF PROPERTY ALONG PIONEER ROAD.

After discussion of preliminary plat showing a cul de sac and the advantages of bringing Ransom Avenue on through to Pioneer Road, MOTION was made by Commissioner Robinson that plat be drawn up showing proposed changes.

After further discussion, and lacking a second to his Motion, Commissioner Robinson withdrew his Motion.

MOTION was then made by Commissioner McVay, seconded by Commissioner Renn and carried unanimously, that the preliminary plat be accepted with the provision that the cul de sac be eliminated and with the thought of an extension at Ransom Avenue right on through.

2. LOT SPLIT REQUEST BY RON FALLERT. ✓

There was no plot plan of requested lot split on hand, therefore this item was tabled until July meeting.

3. REQUEST BY THE COUNCIL FOR AN EXPLANATION OF THE REASONS WHY THE PLANNING COMMISSION DENIED THE REQUEST FOR A ZONE CHANGE BY JOHN WHEELER OF A PORTION OF TAX LOT 1000, MAP 41-13-6DD.

Commissioner Robinson was of the opinion the residents of the area should be upheld in their objections to structure in view of the R1 zone. He was also of the opinion that the proponent should of investigated what zone the property was in before purchasing and if he had a complaint, should file it with the realtor.

Commissioner McVay has been for the change from first application. Feels the business will be for the betterment of the community and we certainly need business in the area.

Commission Renn said this property is a buffer zone between industry and residential properties and best suited for light industry. However, he felt the residents were justified in their objections and that the applicant could of possibly reduced their complaints by agreeing to pipe ditch and do some screen planting to break the lines of the structure.

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Also, he contended that after receiving the objections at first hearing, information was needed on sewer and drainage systems which was requested from the city in order to help make a determination. According to Commissioner Renn the information requested on drainage was never forthcoming.

Commissioner Renn still upholds the residents in area.

Commissioner Thompson originally voted against the application for zone change, however, he would change his vote at this time. He said we need business in area and land zoned for light industrial is very scarce. Also, home owners are allowed to encroach on land that is zoned for industry, so why not let industry use lands that are zoned residential.

Chairman Breuer was of the same opinion of Commissioner Renn with the regard to the new proposed amendment - it could of been put to good use in this situation.

He felt the city was negligent in that there are no functioning catch-basins on Cove Road. Also, during the three or four trips he made to the site, the smell of raw sewerage was very strong in the area.

There is a potential noise problem, whereas if there had been some control when change was granted, the area with noise potential could of been placed on side away from residences.

Residents objected to a 20 to 30 foot building across the street from their homes and Chairman Breuer was in agreement with them. He would deny the request for zone change.

BUSINESS FROM STAFF:

None

BUSINESS FROM AUDIENCE:

MR. JOHN DARJANY asked permission to speak relative to his property on Wharf Street. He was informed by Chairman Breuer that he might speak but no action could be taken since he was not on the agenda.

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DR. JOY requested information relative to a proposed development of condominiums on property adjacent to Del Norte Lane. He was instructed by Chairman Breuer to prepare a proposal and present it at the next regular meeting.

ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.



CHAIRMAN

ATTEST:



SECRETARY