

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
JANUARY 3, 1978

CALL TO ORDER:

Vice-chairman Mary Jane Brimm called the meeting to order at 7:30 p.m.

INVOCATION: None.

ROLL CALL:

Commissioners present: Ralph Renn, Archie McVay, William Robinson and Chet Thompson. Building Official Wendell Bartholomew was present.

APPROVAL OF MINUTES:

MOTION to approve December 6, 1977 minutes as presented by Commissioner Robinson, seconded by Commissioner Renn and carried unanimously.

WELCOME TO VISITORS:

Vice-chairman Brimm welcomed those in the audience.

PUBLIC HEARINGS: None.

LEGISLATIVE ACTION:

1. REQUEST FOR LOT SPLIT BY C. P. BENNETT. TAX LOT 2200, MAP 41-13-6BA, 727 - 3rd STREET. *No papers*

This property, one large lot to be split into two lots, with access to the rear portion by 20 foot strip alongside of front lot. It was noted that water and sewer are available from the street. Also that the rear lot slopes away somewhat in areas, but in other areas it is three inches above the street level.

After due consideration MOTION by Commissioner McVay, seconded by Commissioner Robinson and carried unanimously that lot split requested by C. P. Bennett be approved.

2. REVIEW OF FINAL APPROVAL - SEAVIEW HEIGHTS #2.

Mr. John Thorp, representing the owner, Mr. Morgan, informed Commissioners the engineering requirements stipulated in the approval of preliminary plat had been met and this was confirmed by Building Official. There was a hold up as far as the Council was concerned in the determination of the extent of the responsibility that the developer had on peripheral streets, but now Ordinance No. 288 explains very explicitly what the

requirements are.

MOVED by Commissioner Robinson, seconded by Commissioner Thompson, that Vice-chairman be authorized to sign the original final plat of the Seaview Heights #2 Subdivision. Motion carried by unanimous vote.

3. PRELIMINARY PLAT - HIGHLAND SUBDIVISION, NORTH SIDE OF RANSOM AVENUE BETWEEN THIRD AND FOURTH STREETS, ROSS JONES, OWNER.

Building Official Bartholomew described the location of proposed subdivision, lying to the East of Third Street opposite the park. It was also pointed out the layout showed two forty foot streets which should be studied with respect to their adequacy for serving the area. Then the engineer on project, Mr. John Thorp, was queried as to whether or not we have, currently, enough water pressure to supply water to this location. Our elevation for City storage tank is 284 and subdivision highest elevation 210. Thorp said there would be more than 30 pounds static pressure which, with the right sized mains would be sufficient.

The sewer will be gravity flow and with the present mains plus those planned there should be no difficulty.

It was mentioned the utility lines would probably be underground.

Discussion regarding streets and sidewalks. It was determined that three foot sidewalks could be on both sides of the street and still leave adequate space for street use.

MOVED by Commissioner McVay, seconded by Commissioner Renn that preliminary plat of Highland Subdivision be approved. Carried unanimously.

REPORT FROM BUILDING OFFICIAL:

Building Official Bartholomew said valuation again over one hundred thousand, \$108,899.00 with fees of \$1,111.00, surcharge \$44.04 for total of \$1,155.04. Still a good month, even with bad weather. One duplex permit issued, none for single family residences.

The Commission should, according to Mr. Bartholomew, take action on letter from the City Manager regarding change in meeting date.

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Planning Commission Meeting  
City of Brookings  
January 3, 1978

After discussion, MOTION by Commissioner Renn, seconded by Commissioner Thompson, that beginning with the month of March 1978, Planning Commission regular meeting date be changed to the 4th Tuesday of each month. Carried unanimously.

Mr. Bartholomew reminded the Commissioners they were invited to Site Plan Review of proposed motel in Brookings this coming Friday at 9 a.m. in the Council Chambers.

REPORT FROM CITY MANAGER:

He was not present.

ADJOURNMENT:

MOVED by Commissioner Robinson, seconded by Commissioner Renn and carried unanimously that meeting be adjourned. Meeting adjourned at 8:42 p.m.

The tape of this meeting is on file in the office of the Building Official.

  
VICE-CHAIRMAN

ATTEST:

  
SECRETARY