

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
FEBRUARY 7, 1978

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. o'clock by Chairman Earl Breuer.

INVOCATION:

Invocation by Chairman.

ROLL CALL:

Commissioners present: Jean Hagen, Mary Jane Brimm, Earl Breuer, Archie McVay, Chet Thompson, and Ralph Renn.

City staff present: Introduced by Chairman Breuer were Wendell Bartholomew, Building Official, Al R. Hooten, City Manager, Suzie James, Draftsperson, and C. Cooley, Secretary.

APPROVAL OF MINUTES:

MOTION by Commissioner McVay, second by Commissioner Renn that minutes of January 3, 1978 meeting be approved as presented. Motion carried unanimously.

WELCOME TO VISITORS:

Al & Mary Hooten, and Dick Keusink of the Press were welcomed by Chairman Breuer along with thirteen others in the audience.

PUBLIC HEARING:

1. APPLICATION FROM SOUTH COAST LUMBER CO. FOR ZONE CHANGE FROM RM TO RH, PORTION OF TAX LOT 800, MAP 41-13-6AC TO ALLOW FOR FURTHER DEVELOPMENT OF MULTI-FAMILY DWELLING COMPLEX IN PROGRESS AT EASY & 5TH STREETS.

After discussion, Commissioner McVay MOVED, Commissioner Brimm seconded, and Motion carried unanimously that the zone change requested be granted.

LEGISLATIVE ACTION:

1. ✓ LOT SPLIT REQUEST BY AILEEN LECAIR, TAX LOT 2100, MAP 41-13-8BB, SEASCAPE COURT.

Much discussion concerning this request. Mrs. Lecair

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owns a 10 foot strip of land starting at Tanbark Road which runs parallel with 15 foot easement, continuing on parallel to 25 foot easement to the corner where Tax Lot 2100 (Lecair) and Tax Lot 2200 (Van Duzee) meet, land-locking Tax Lots 1700, 1710, and 2200.

Mrs. Lecair informed the Commission that some time ago she gave water easement to Bankus so Lots 1700 and 1710 could be served, and she would, at this time, consider giving the City easement so sewer service would be available to these lots. When queried about easement so Tax Lot 2200 could be served, she was vague. Mr. Van Duzee was present and expressed his objections to anyone holding a 10 foot strip of property land-locking other properties.

Mrs. Lecair, when asked about the possibility of dedicating her 10 foot strip to the City so the City would be in a position to accept and maintain 25 foot street, voiced no opposition up to the angular point, then she said 25 feet had already been provided from that point on when the Freeman property across the street was split and she did not feel her 10 foot strip should be required. It was pointed out, however, there would be only a 15 foot passageway at the angular point if she retained the 10 foot strip in front of Tax Lot 2200.

After more discussion about access, drainage, fire protection,

Commissioner Renn MOVED that we table until parties involved, including the City Fathers, resolve the existing problems.

There was more discussion about accessibility to properties, possibility of cul-de-sac, inversion of roadway to carry off excess water. Also, the Building Official said even though lot split was granted, he could not issue a building permit at the site because of inadequate access.

Commissioner Renn withdrew his former Motion for lack of a second and MOVED we table all proposed development on this until problems can be resolved by parties concerned, including City. Commissioner Brimm seconded and Motion carried unanimously.

2. LOT SPLIT REQUEST BY KURT KESSLER, 1011 EASY STREET, TAX LOT 100, MAP 41-13-6BD.

Mr. Kessler had contacted Building Official prior to meeting to ask that his request be delayed until he arrived. Since Mr. Kessler was not present the Commission

moved on to next item.

3. LOT SPLIT REQUEST BY OLIVER JACOBSON, 715 THIRD STREET,
TAX LOT 2201, MAP 41-13-6BA.

Building Official said this was a good building site and water and sewer were available from Third Street.

MOTION by Commissioner McVay, second by Commissioner Hagen that lot split be granted. Motion carried unanimously.

4. MINOR PARTITION REQUEST BY BART KAST, 511 PINE STREET,
TAX LOT 2600, MAP 41-13-5BB, OFF PIONEER ROAD.

The land in this lot is quite low and Mr. Kast said it was his intention to use fill to build it up. In doing so he would make provision for run-off into his easement and then to Pioneer Road. Mr. Niemi of Niemi and Thorp was present and confirmed the run-off could be handled without infringing on adjoining properties.

Access to this property is through a 20 foot easement indicated on lot fronting on Pioneer Road, Tax Lot 2501. Mr. Kast said this lot also belonged to him and it is a deeded easement.

Commissioner Renn MOVED we accept providing 20 foot easement goes back to Parcel No. 3. Commissioner Thompson seconded and Motion carried unanimously.

5. MINOR PARTITION REQUEST BY SOUTH COAST LUMBER COMPANY
TAX LOT 1100, MAP 40-13-31C, THIRD STREET NEAR
SUNSHINE LANE.

Third Street is 50 feet wide at this location and there is a sewer main at Third Street and Sunshine Lane. There is no water main available at this time, however, Mr. Fallert said he would probably tie on to water when the lines were installed to serve the Ross Jones Highland Subdivision which is directly across Sunshine Lane from Mr. Fallert's property.

Commissioner McVay MOVED, Commissioner Renn seconded and it was unanimous that lot split be granted.

6. PRELIMINARY PLAT OF BIRD ISLAND SUBDIVISION, OWNER
MR. A. E. ANDERSON.

Water and sewer lines adequate. Building Official Bartholomew brought to the attention of the Commission

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that five sewer lines empty into one manhole which is located in the cul-de-sac. He said this arrangement was not acceptable to staff. Also, a sewer line was drawn crossing a portion of one of the lots. Such placement could cause problems in the future. Mr. Niemi, of Niemi & Thorp, who prepared the preliminary plat, was present and was of the opinion certain revisions could be made which would be acceptable.

After discussion Commissioner McVay made MOTION that Bird Island Subdivision Preliminary Plat be accepted. Motion seconded by Commissioner Renn and carried unanimously.

REPORT FROM BUILDING OFFICIAL:

A quiet month, however, among others, one single family dwelling permit was issued and permit for 34 unit motel brought valuation for the month up to \$230,552.00.

Among the permits was one for a wood burner stove. Applicant was very conscientious and at practically every step of installation, called for an inspection. On approximately the fifth and final inspection, the inspector went up in the attic to check and found the flue had been separated during the process of installation and if occupant had used stove prior to this time it could of meant another burned home. Although the permit fee was only \$5.00, the inspector said the fact that a permit is required with follow-up inspections undoubtedly saved a home in this instance and was well worth the time involved even though it far exceeded the dollar amount of fee.

Building Official Bartholomew then asked the Commission's recommendation in the determination of the businesses that may or may not require permits to operate such as "worm farming". It seems to be quite the thing these days and a person may be "farming" with a few boxes while another may have one hundred boxes. "Where do you draw the line?" was Mr. Bartholomew's question. One suggestion was that perhaps a hundred boxes would be the number at which an application for a conditional use would be required. No definitive answer was received.

Mr. Bartholomew asked the Commission to hear from a member of the audience as to whether a conditional use permit was required.

Mr. Al Hooten introduced himself and asked to be heard as a private citizen. He resides at 219 Cedar Street where his wife is making ceramic birds in response to mail orders and mailing them out to customers. At this location there is a

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small kiln, molds, and certain materials required in the manufacture of the ceramic birds. There is no traffic because sales are through the mail. She has prepared a small catalog which is available upon request by her customers.

This information was considered by the Commission and since there is no traffic or advertising taking place on the site it was suggested that they should begin business and if there are complaints at a later date, then a procedure for a conditional use could be arranged.

Kurt Kessler and his wife arrived at the meeting at this time so Legislative Action No. 2 then came before the Commission.

2. LOT SPLIT REQUEST BY KURT KESSLER, 1011 EASY STREET, TAX LOT 100, MAP 41-13-6BD.

In papers submitted with request was copy of Easement by Dorothy Carlson granting a non-exclusive easement in perpetuity for ingress, egress and utilities. This 15 foot easement extends 125 feet from the South line of Easy Street south along the East side of Kessler's property.

In studying the site and contemplating future development, it was decided the applicant should be willing to establish a five (5) foot easement the full length of this property on the East side. Also, he must provide a sewer easement to service the lot he is making application for.

After discussion, Commissioner Renn MOVED we accept this request providing five foot easement be established on East side of combined properties, not exclusive of utilities. Commissioner Brimm seconded the Motion which carried unanimously.

REPORT FROM CITY MANAGER:

No report.

ADJOURNMENT:

Meeting was adjourned at 9:00 p.m. This meeting was not taped.

ATTEST:



SECRETARY



CHAIRMAN