

# Village of Brooklyn

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## PLANNING AND ZONING COMMISSION MEETING MINUTES March 23, 2015

The meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the Brooklyn Village Hall at 6:36pm by Chairperson Nadine Walsten. Commissioners present were Tom Schmidt, Dale Arndt, Marcia Hanson and Dorothy Frandy. John McNaughton and Dan Olson were absent. Also present was Deputy Clerk Kim Brewer, Pat Hawkey, William Murray, Nathan Schieve from Bray Architects and Oregon Schools Superintendent Brian Busler.

**Public Hearing** was immediately called to order at 6:36pm by Chairperson Walsten in regards to the repealing of Ordinance Chapter 48-538 INDUSTRIAL DISTRICT and replacing it with Chapter 48-538 LIGHT COMMERCIAL DISTRICT. Deputy Clerk Brewer reported that there have been no written or verbal comments received in the Clerk's office. Walsten asked if there were any other comments from anyone present. Brooklyn resident William Murray, who lives adjacent to one of the affected re-zoned properties, was there to address his concerns. He specifically had concerns over some of the permitted uses listed under the proposed new LIGHT COMMERCIAL DISTRICT (auto repair shop, restaurant, etc) and the noises and possible extra traffic associated with these things if the current owner would sell. The Commission stated that there is already an auto repair shop on Market St and that is why that was included in permitted uses as it already exists. It was noted that the restaurant use is only listed as a CONDITIONAL USE and would have to come before the Commission before anything was approved. The idea with the restaurant use came from the thought that the old Mercedes building on Market St has the façade and charm to potentially be a unique restaurant/brewery/winery. The likelihood of a restaurant wanting to locate on Murray's street (N First St), is extremely slim. The Commission wanted to emphasize that they are trying to protect everyone's interest, while still allowing for some flexibility of current business property owners.

**Motion:** Schmidt/Frandy to close Public Hearing at 6:49pm. Motion carried.

**Motion:** Frandy/Hanson to approve repealing Chapter 48-538 INDUSTRIAL DISTRICT and replace it with Chapter 48-538 LIGHT COMMERCIAL DISTRICT and send to Village Board for final approval. Motion carried.

**Minutes: Motion** by Frandy/Schmidt to approve 2/23/15 minutes. Motion carried.

**Brooklyn Elementary Addition/Remodel:** Brian Busler, superintendent of Oregon School District, and Nathan Schieve of Bray Architects, were there to present information on the Brooklyn Elementary remodeling project. Busler started by giving the Commission background information on the whole referenda history. Schieve gave a Powerpoint presentation of the proposed remodel/addition. The addition would provide for a new cafeteria, more Kindergarten rooms (all at front of building now), new administrative offices, and remodeling in existing areas throughout the building. A couple of concerns that came up were making sure there is adequate parking, and that there are no drainage issues from run-off, etc due to the new parking lot. Schieve indicated that there would be no less parking, yet even

more spaces provided, although he did not have that exact number with him. He also indicated that they were working with their Engineer to insure that there would be no drainage issues. The existing retention areas would not be touched. The Commission would like to see better detail on these two things. Schieve will return to the Plan Commission meeting on April 27<sup>th</sup> to present this information more thoroughly and will possibly have the full set of construction plans at that time.

**Building Inspection monthly report:** The monthly building inspection report was reviewed. Question arose as to whether or not a building was applied for at 504 W Main St as there has been construction going on. Brewer reported that she was not aware of this and has not seen a building permit application come through the Clerk's office. Building inspector Kelly Green will be contacted to check on this.

**Future of Zoning Administrator Services and Building Inspection:** Walsten said that the Village Board approved sending out RFPs for Zoning Administrator Services. They are due to be returned on April 3<sup>rd</sup>. These can then be reviewed at the Plan Commission meeting on April 27<sup>th</sup>.

**Comprehensive Plan Ch. 9 Implementation/2015 Goals:** Nadine will follow up on the creation of an "official" Village map. Question came about in regards to having to re-zone existing parcels based on our Planned Land Use in Comprehensive Plan. This will be verified with new zoning administrator. It was decided to hold off on the Safe Routes to School planning grant until we see what the state will do as far as funding. For Senior Housing, CARPC will be contacted to see if they can do a free needs analysis/study for us.

**Motion:** Schmidt/Hanson to adjourn at 8:20pm. Motion carried.