

SPECIAL MEETING OF MARCH 13, 1964

A special meeting of the Milwaukie Planning Commission was held on the thirteenth day of March, 1964, for the purpose of hearings on zone changes and such other business necessary to come before the Commission at this time.

The meeting was called to order by Chairman W. Henry Stewart.

Those present were Chairman W. Henry Stewart; Commissioners Max Thompson, David Strauss, John O. Sheldahl, Cecil Nickles, Roger Hollingsworth, Joseph M. Bernard Jr., and Paul Baer. Absent: Commissioners Earl S. Burdick and Marvin Shrock.

Mr. Bill Snyder, contractor, showed to the Commission plans and specifications, which showed new siding on the outside, for remodeling a residence proposed to be moved to Lot 17, Walsh Park, and requested recommendation of a permit to move and remodel the house. It was reported to the Commission that the property owners in Walsh Park, who had previously objected to the placing of this house on this lot, had withdrawn their objection. It was moved by Strauss that, on the condition that the petition objecting the placing of this house on the property, had been withdrawn the permit be granted. There was no second to the motion. It was moved by Hollingsworth and seconded by Bernard that permit be granted to place the house on Lot 17 Walsh Park, providing that new siding will be used on the outside of the house. Motion carried and so ordered.

Mr. C. R. Thompson presented plans for a duplex dwelling which he proposes to build on Lots 7 & 8, Block 15, Minthorn Addition and asked for recommendation of a permit to build the same. It was moved by Hollingsworth and seconded by Strauss that the permit be granted on the condition that parking spaces be provided on either the side or the rear of the building. Motion carried and so ordered.

The Chairman opened the hearing on a zone change from Zone 3-R-1 to Commercial Zone and 3-R-2 Special Zone for Tax Lot 24, Hector Campbell D.L.C. and called for objection to the same. Mr. Wm. Smith, owner of the property stated that he was asking for the zone change because the shopping center across the street and other commercial useage of adjacent properties had authmatically changed the south 200 feet of his peoperty to commercial use and that he was requesting that the balance of the property be zoned 3-R-2 Special as a buffer district between the Commercial and 3-R-1 zones. Mr. Smith stated that he had no definat plans for the property at this time. There was no person present who objected to the zone change, and no written objection had been received. The Chairman declared the hearing closed.

A letter from the City Council was read. The letter referred to driveways proposed to be opened into Lake Road and 21st Street. After viewing the proposed openings it was moved by Nickles and seconded by Strauss that the Commission recommend to the Council that the opening onto Lake Road and the north opening onto 21st Street be approved and that the southerly opening into 21st Street be reduced to give 21 feet of clearance from the opening to the intersection of 21st Street and Lake Road. Motion carried and so ordered.

The Chairman opened the hearing on the question of a zone change from 3-R-1 zone to Commercial zone for Lots 1, 2, 3, 4, and the west 100 feet of Lot 5, Engle Addition and called for objection to the same. Mr. Bransdal from Lucky Realty Co. spoke in favor of the zone change. There was no person present who made objection to the change.

The Commission retired to the Manager's office to go into executive session on the matter of these two zone changes. It was moved by Nickles that the Commission recommend to the Council that the zone be changed to Commercial zone on Lots 1, 2, 3, 4, and the west 100 feet of Lot 5, Engle Addition. The motion was lost for want of a second.

It was moved by Strauss and seconded by Hollingsworth that the zone change on these lots be denied as it does not conform to the projected plans for the area. Motion carried and so ordered.

The matter of the zone changes requested for Tax Lot 24, Campbell D.L.C. was taken up. It was moved by Hollingsworth and seconded by Baer that the request be denied as it does not conform to the projected plans for this area. Motion carried and so ordered.

It was moved by Baer and seconded by Bernard that the boundary maps be made available for a proposed pre-zoning plan for future development of the City and that they be made available to the City officials and the general public. Motion carried and so ordered.

It was decided that the Planning Commission meet on April 6, to work out the proposed pre-zoning and that the City Council be invited to attend this meeting.

The Chairman opened the hearing on a request for a change of zone from 3-R-1 to Commercial on Lots 17 & 18, Blk. 40, Minthorn Addn. and called for objection to the same. There was no person present who objected and no written objection had been received. The Commission again retired to the Manager's office for executive session. It was moved by Baer and seconded by Strauss that the Commission recommend to the Council that the zone on Lots 17 & 18, Blk. 40 Minthorn Addn. be changed from zone 3-R-1 to Commercial Zone. Motion carried and so ordered.

At 9:15 o'clock, the Chairman opened the hearing on the question of a change of zone from 3-R-1 to Commercial Zone for Tax Lot 147, Lot Whitcomb D.L.C. and called for objection to the same. There was no person present who objected and no written objection had been received. The Commission retired to executive session. It was moved by Hollingsworth and seconded by Nickles that the Commission recommend the zone be changed on this property, from 3-R-1 to Commercial. Motion carried and so ordered.

The Chairman opened the hearing on the rezoning of Tax Lot 27, Campbell D.L.C. from 3-R-1 to 3-R-2 Special zone, and called for objection to the same. Mr. Lloyd Bousman showed plans and plot plan for multiple dwellings (18 units) which he proposed to build on the property. The plot plan showed a 25 foot roadway into the property. Mr. Dale Dikeman, owner of Tax Lot 28, adjacent to the east, and Mr. Robert Tabor, owner of Tax Lot 25, adjacent to the west, made inquiry about this use of the property. Mrs. Wolfer, owner of Tax Lot 27, pointed out that east of Mr. Dikeman's property was King Plaza Apartments and that to the west of her property was a nursery with greenhouses. The Chairman declared the hearing closed.

The Chairman opened the hearing on a change of zone for properties in Leo Addn. and called for objection to the same. There was no person present who made objection and no written objection had been received. The Chairman declared the hearing closed.

The Commission retired to the Manager's office for executive session. It was moved by Nickles and seconded by Hollingsworth that the zone on Tax Lot 27 Campbell D.L.C. be taken under advisement. Motion carried and so ordered.

It was moved by Bernard and seconded by Hollingsworth that the Commission recommend that the zone on Lots 2 to 8 inc. Blk. 1 Leo Addition, be changed from 3-R-1 to Commercial-Industrial Zone, and that Lots 1 to 7 inc. and Lots 11, 12, 13, Blk. 2 Leo Addition be changed from Industrial Zone to Commercial-Industrial Zone. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

Paul Baer, Secretary

ATTEST:

Ellen Martin
Ellen Martin, Clerk.