

Buffer Area Review. Mike Monahan, property owner. A-3, Apartment Residential, zone adjacent to R-7 and R-5, Single Family Residential, zones on the northwest corner of Llewellyn and 46th Streets (Tax Lot 7000, T1S, R2E, Section 30CC)

Staff report was distributed to Planning Commission and applicant prior to the meeting, and since no other person was present regarding this issue, report was not given orally at meeting. Mike Monahan was present to answer questions regarding this request and stated he also owns the property north of this property and intends to apply for a conditional use to use the existing house as an office facility. The Commission instructed him to return with a minor land partition request and conditional use application to give the proposed tri-plex a total usable lot area (100 feet by 112½ feet), with the remainder of the lots to be used for the office.

Meeting recessed at 7:50 p.m. and reconvened at 8:00 p.m. with all present.

PUBLIC HEARINGS AND RELATED ITEMS

ZC-75-3 Michael Monahan, applicant. Dean N. Nelson, property owner. Request to change zone from R-7, Single Family Residential, to A-3, Apartment Residential, on property located on the east side of 32nd Avenue approximately 80 feet south of Rockwood Street (Tax Lot 7700, T1S, R1E, Section 25DB)

Public hearing was recessed from the August 26 meeting and reconvened at 8:00 p.m. Staff report was given by Tim Holder. The President asked that testimony and correspondence not be repeated at this hearing, but restricted to new issues brought up by the staff report and revised application.

Speaking in favor: Mike Monahan, applicant

Speaking in opposition: Betty Fulmore, 3356 Rockwood

Questions raised: Richard Martin, 3350 Rockwood

Rebuttal was offered by Mike Monahan. Hearing was declared closed at 8:30 p.m. IT WAS MOVED by Nickel, seconded by Kennedy, to recommend approval of ZC-75-3 to the City Council based on the fact that there is a need for further multi-family housing in this area and it would not be detrimental to the neighborhood. MOTION FAILED to pass, with Davis, Marquette, Landis, Mesander and Nickel voting against. IT WAS MOVED by Nickel, seconded by Landis, to recommend rejection of ZC-75-3. MOTION CARRIED and so ordered, with Kennedy voting against.

Meeting recessed at 8:57 p.m. and reconvened at 9:07 p.m. with all present.

C-75-8 Merritt L. Robinson and Ward J. Dye, applicants. Imal Taylor, property owner. Request to remodel existing house for use as a professional insurance office in M-L, Limited Manufacturing, zone on the southeast corner of the Milwaukee Expressway and Edison Street (Tax Lot 600, T1S, R1E, Section 36DA)

Buffer Area Review. Merritt L. Robinson and Ward J. Dye, applicants. M-L, Limited Manufacturing, zone facing R-5, Single Family Residential, zone (Tax Lot 600, T1S, R1E, Section 36DA)

Public hearing opened at 9:07 p.m., with notices mailed as required. Staff report was previously distributed to Planning Commission, applicant and property owner prior to the meeting, and since no other person was present regarding this issue, report was not given orally at meeting.

Speaking in favor: Merritt Robinson, applicant

No person appeared to speak in opposition and no questions were raised. Hearing was declared closed at 9:13 p.m. IT WAS MOVED by Nickel, seconded by Davis, to approve C-75-8 with no screening requirements. MOTION CARRIED unanimously and so ordered.

C-75-9 William Danner (Danner Shoe Company), applicant. Omark Industries, property owner. Request to allow retail shoe sales in conjunction with shoe manufacturing in the M-G, General Manufacturing, zone on the south side of International Way, west of Mallard Lake Way (parts of Tax Lots 100, T1S, R2E, Section 31CD and 900, T1S, R2E, Section 31D)

Public hearing opened at 9:15 p.m., with notices mailed as required. Staff report was previously distributed to Planning Commission, applicant and property owner prior to the meeting, and since no other person was present regarding this issue, report was not given orally at meeting.

Speaking in favor: William Danner, applicant
Don Mitchell, property owner

No person appeared to speak in opposition and no questions were raised. Hearing was declared closed at 9:24 p.m. IT WAS MOVED by Kennedy, seconded by Marquette, that C-75-9 be approved with no limitation on the area to be used for retail sales. MOTION CARRIED unanimously and so ordered.

Unused service station ordinance.

Public hearing opened at 9:26 p.m., with notices published for two consecutive weeks in a newspaper of general circulation and mailed to managers of service stations in the City. Memorandum dated September 23 from City Council was distributed which requests that the Planning Commission consider legislation to control all types of abandoned structures. It was the CONSENSUS to recommend an unused service station ordinance for adoption and then prepare an abandoned structure ordinance. Document entitled "Process Specified in Unused Service Station Ordinance" was distributed for information.

Correspondence received: Raymond R. Bagley, Jr., attorney representing Franko Oil

No person was present to speak at this hearing. Hearing was declared closed at 9:34 p.m. It was the CONSENSUS to change references to "building" to read "facility" and to change "condemn" to "abate" throughout the proposed ordinance. IT WAS MOVED by Nickel, seconded by Landis, that the option 4a apply only to pumps, storage tanks and gasoline dispensing facilities and under this ordinance the building can stand unused. MOTION CARRIED unanimously and so ordered. The revised ordinance will be reviewed at the October 14 special meeting.

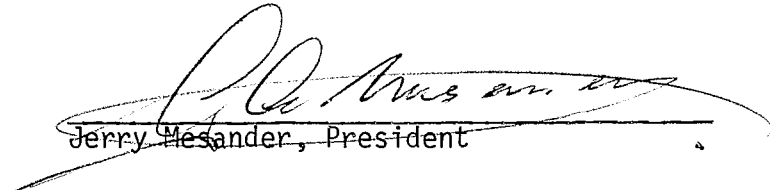
Amendments to the Zoning Ordinance to include definition of kitchen facility and to allow fill as a conditional use in the Floodway and Floodway Fringe zoning areas.

Public hearing opened at 10:06 p.m., with notices published as required. No person was present and no correspondence was received. Hearing was declared closed at 10:07 p.m. IT WAS MOVED by Landis, seconded by Nickel, to recommend approval of the amendments to Ordinance 1316 to the City Council. MOTION CARRIED unanimously and so ordered.

CORRESPONDENCE AND OTHER BUSINESS

- a) Memorandum dated September 23 from staff regarding clear vision areas was distributed. Coy Humphrey, Code Enforcement Officer, was present to discuss enforcement of the clear vision areas with the Commission. It was the CONSENSUS that traffic safety is of prime importance and that the clear vision section should remain as is. It was also stated that there is no "grandfather" clause to allow violation of shrubs in the clear vision areas, as plantings are not structures. Staff was instructed to recommend the variance procedure in cases of hardship or unusual circumstances.
- b) Status report on North Clackamas Park was given.
- c) Memorandum dated September 23 from staff regarding accessory buildings in front yards was distributed. Tim Holder gave information on the reason for this request and was instructed to advise the property owner to construct his accessory building without a permanent foundation, as no building permit would then be required.
- d) Changes in drainage as required by City Council on Hollyberry revised plat were distributed. IT WAS MOVED by Nickel, seconded by Davis, to approve these changes. MOTION CARRIED unanimously and so ordered.
- e) Memorandum dated September 23 from staff regarding reserve strips in subdivisions will be discussed at the October 14 meeting.
- f) No property owners in areas of conflict between the Comprehensive Plan and Zoning maps were present. This item will be discussed at the October 14 meeting.

Meeting adjourned at 10:55 p.m.


Jerry Mesander, President

ATTEST:


Michelle Eaton, Secretary

City of Milwaukie

PLANNING COMMISSION REGULAR MEETING AGENDA
September 23, 1975

1. Call to order - 7:00 p.m.
Council Chambers, City Hall, 926 Main Street, Milwaukie
2. Minutes of August 26 regular meeting and September 9 special meeting
3. Audience participation
4. VARIANCE AND RELATED ITEM
 - VR-75-7 Mike Monahan, property owner. Request to facilitate construction of a tri-plex with a five foot street side yard setback, ten feet less than the 15 feet required, and required parking in the front yard, in the A-3, Apartment Residential, zone on the northwest corner of Llewellyn and 46th Streets (Tax Lot 7000, T1S, R2E, Section 30CC)
 - Buffer Area Review. Mike Monahan, property owner. A-3, Apartment Residential, zone adjacent to R-7 and R-5, Single Family Residential, zones on the northwest corner of Llewellyn and 46th Streets (Tax Lot 7000, T1S, R2E, Section 30CC)
5. SUBDIVISIONS - FINAL PLAT APPROVALS
 - S-75-6 Parkway. Stan Apperson, applicant. Request for a 12 lot subdivision in R-7, Single Family Residential, zone on the north side of Mason Lane approximately 390 feet east of 41st Street (Tax Lot 600, T1S, R2E, Section 30BC)
 - S-74-3 The Grove (Number 2). J. W. Brayson, applicant. Request for phase two of a 65 lot subdivision in R-7(PD), Single Family Residential (Planned Development) zone on the northeast corner of Stanley and Railroad Avenues (Tax Lot 300, T1S, R2E, Section 31D)
6. PUBLIC HEARINGS AND RELATED ITEMS - 8:00 p.m.
 - ZC-75-3 Michael Monahan, applicant. Dean N. Nelson, property owner. Request to change zone from R-7, Single Family Residential, to A-3, Apartment Residential, on property located on the east side of 32nd Avenue approximately 80 feet south of Rockwood Street (Tax Lot 7700, T1S, R1E, Section 25DB) (continued from August 26 meeting)
 - C-75-8 Merritt L. Robinson and Ward J. Dye, applicants. Imal Taylor, property owner. Request to remodel existing house for use as a professional insurance office in M-L, Limited Manufacturing, zone on the southeast corner of the Milwaukie Expressway and Edison Street (Tax Lot 600, T1S, R1E, Section 36DA)
 - Buffer Area Review. Merritt L. Robinson and Ward J. Dye, applicants. M-L, Limited Manufacturing, zone facing R-5, Single Family Residential, zone (Tax Lot 600, T1S, R1E, Section 36DA)

C-75-9 William Danner (Danner Shoe Company), applicant. Omark Industries, property owner. Request to allow retail shoe sales in conjunction with shoe manufacturing in the M-G, General Manufacturing, zone on the south side of International Way, west of Mallard Lake Way (parts of Tax Lots 100, T1S, R2E, Section 31CD and 900, T1S, R2E, Section 31D)

Abandoned Service Station Ordinance.

Amendments to the Zoning Ordinance to include definition of kitchen facility and to allow fill as a conditional use in the Floodway and Floodway Fringe zoning areas.

7. CONSIDERATION

- a) Property owners regarding areas of conflict between Comprehensive Plan and Zoning maps
- b) Hollyberry revised plat: changes in drainage as required by City Council
- c) Proposed revisions to fencing in clear vision areas, Section 4.030.