

SPECIAL MEETING OF MARCH 25, 1952

A special meeting of the Planning Commission was held at the call of Chairman Williams on the twenty-fifth day of March 1952

The meeting, which was called for the purpose of a hearing on the Re-Plat of a part of Keil Heights, and such other matters as were urgent to come before the Commission at this time, was called to order by Chairman Williams.

Present: R.C. Williams, Henry Stewart, Cecil Nickles, Thomas Telford, Earl Clay, E.W. Kirkpatrick and Fred Sperr., Absent: James Swaggerty, Morris Martin and Maynard Egge.

Mr. Herbert Dodd came before the Commission and stated that he was contemplating the purchase of property at 1115 25th Street, that Mrs Dodd was a teacher of ballet dancing, and asked for a permit to conduct a dancing school in their residence at the above address. It was moved by Nickles and seconded by Stewart that a permit be granted for a dancing school at 1115 25th Street. Motion carried and so ordered.

Mr. R. Kronberg and Mr. J.P. Twohy, laid before the Commission the Re-plat of a portion of Keil heights and asked that it be approved. Washington Street in the Re-plat would be considered an extension of Washington Street, Minthorn Addition. The Platters agreed to widen Washington Street from a 50 foot street to a 60 foot street in width, to conform with the width of Washington Street Minthorn Addn. There was considerable discussion on this matter occasioned by the fact that under provisions of an agreement with Portland Federal Savings & Loan, financial backers of Mr. Twohy's building project, to be located in the Re-plat, Mr. Twohy is required to pave Washington Street a minimum width of twenty-eight feet and put in curbs, which meets the minimum requirements of the Federal Housing Administration, who have approved the project as to buildings, lot size etc. The main point of argument was the distance between curbs on the street, the minimum distance inside the City being thirty-six feet, however, the matter before the Commission was the width of the platted street and its alignment with the street of which it would be an extension. It was moved by Nickles and seconded by Stewart that the Re-plat of a part of Keil Heights be accepted, provided that Washington Street therein be platted a sixty foot street. Motion carried and so ordered.

Mayor Sperr announced that he had appointed Earl Clay to succeed himself as a member of the Planning Commission, his term to expire in March 1956.

Mr. J.C. Cool, 4035 Adams Street, came before the Commission and requested to build a non-conforming garage on his property. The garage would be a bank garage, one half under ground and would be within twenty feet from the front property line. Mr. Cool's application was accompanied by a written statement from adjacent property owners that they had no objections to the garage. It was moved by Sperr and seconded by Telford that Mr. Cool be permitted to build the garage according to his application which is on file. Motion carried and so ordered.

Mr. Warren Hyde laid before the Commission a plot-plan for his proposed Drive-in restaurant in Kellogg Park. Mr. Hyde stated that since the City Council were intending to put a clause in the deed requiring that the property be restricted to restaurant useage for twenty-one years, it was necessary for him to change his plans, and he had added four two-unit dwellings to be placed at the south end of the property, and that therefore, the Council had referred him back to the Planning Commission. Members of the Council who were present, were invited to join in the discussion.

Mr. C. Basler, representing the Chamber of Commerce stated that the Milwaukie Business Men were protesting the use of the property for any business that would be apt to create a "North Milwaukie". There was considerable discussion on the matter of how the cottages were to be rented, as regular dwellings or temporary dwellings. Mr. Hyde stated that it was not his intention to rent the cottages as motels but as dwellings. It was moved by Nickles and seconded by Kirkpatrick that the Planning Commission recommend to the Council that the Planning Commission has no objection to the use of this property according to the plans as presented by Mr. Hyde for the restaurant and multiple dwelling units with a twenty-one year restriction and that these dwelling units not be construed to mean motels. The motion carried and was so ordered.

An inquiry from the St. Johns Catholic school, with reference to set back, driveways etc. for a school building which they propose to build, was laid before the Commission. The Clerk was instructed to ask the school authority to present a sketch of their plot plan to the Commission.

On motion duly made and carried the meeting adjourned.

James Swaggerty
James Swaggerty, Secretary

ATTEST:

Elden Martin
Clerk