

MEETING OF MARCH 21, 1961

The regular meeting of the Milwaukie Planning Commission was held on the 21st day of March, 1961.

The meeting was called to order by Chairman Marvin Shrock.

Present: Chairman Shrock; Commissioners Cecil Nickles, W. Henry Stewart, Earl Clay, Earl Burdick and Max Thompson. Absent; Commissioners Arthur Martineau, Leonard Mullan and John O. Sheldahl.

The minutes of the regular meeting of the Commission, held on the twenty-first day of February, 1961, were read and approved as read.

Mr. John Milovich, owner of the north  $\frac{1}{2}$  of Lot 1, Block 1, except the west 100 feet thereof, Bonnie View Acres, came before the Commission and requested that the west 63 feet of his property be changed from zone 3-R-1 to Commercial Zone, the east 100 feet of the property is now in the Commercial Zone. Mr. Milovich presented a petition, signed by the owners of properties in close proximity to the property, stating that they had no objection to this zone change. In the discussion on the question, it was shown that the 100 foot Commercial Zone along the west side of 32nd St. cut through those lots in Blocks 1, 4, 5 and 8, Bonnie View Acres, which faced 32nd St. and that it would be to the advantage of the owners of these properties if the Commercial Zone extended to 150 feet west of 32nd Street. It was moved by Nickles that the Commission institute a zone change from 3-R-1 to Commercial Zone for the west 50 feet of the east 150 feet for all properties along the west side of 32nd Street from Lot 1, Block 1 to Lot 22 Block 8, inclusive, Bonnie View Acres; that the hearing on this zone change be held on April 14, 1961, that the notice of same be published on April 6 and 13; that the regular meeting of the Planning Commission be set up from April 18, to April 14, 1961, for this purpose and that Mr. Milovich be required to pay the cost of the published notice for this zone change. Motion carried and so ordered.

Mr. Harold Jeans, Realtor, and Mr. Jean Duncan, Architect, laid before the Commission, the plans and plot plan for a 40 unit apartment which they propose to build on Block 2, Streib's First Addition. The plans provided for 43 off street parking spaces. In order to provide 100% off street parking it was necessary to provide spaces along the Harrison St. side of the property. It would be necessary to back out of these spaces into Harrison Street. The Commission felt that this would be a definite hazard to the heavy traffic and great danger to the car backing out. The Commission suggested that the plans be changed to provide that cars could enter this space from 23rd Street, this would necessitate a parallel parking and would eliminate some of the planned spaces. Mr. Duncan stated that he could change the plan by falling a tree and grading the property, but would not have 100% off street parking. Mr. Jeans requested that, inasmuch as they were eliminating the 12 foot parking strip between the sidewalk and the curb along 23rd Street, that they be excused from providing 40 parking spaces and allowed 37 spaces. The Commission looked favorably on this as there would be no hazard in using 23rd Street for this purpose after its widening by elimination of the wide park strip. Mr. Duncan agreed to make the change and to present the redrawn plans to Manager Mullan.

Mayor Clay announced that he was re-appointing Henry Stewart and Max Thompson to the Planning Commission to serve until March 1965.

Election of officers for 1961-2 was held with results as follows:

Cecil Nickles	Chairman
Arthur Martineau	Vice Chairman
Earl S. Burdick	Secretary.

Upon motion duly made and carried the meeting adjourned.

Attest: Edwin Martineau Clerk

Arthur Martineau Secretary.