

SPECIAL MEETING JUNE 30, 1965

A special meeting of the Milwaukie Planning Commission was held on the thirtieth day of June, 1965, in the City Council Chambers for the purpose of public hearing on two proposed zone changes and such other business as necessary to come before the Commission at this time.

The meeting was called to order by Vice-Chairman Dave Strauss in the absence of the Chairman.

Present:	Dave Strauss	Allan Jones
	Jerry Miller	Mervin Englund
Absent:	Paul Baer	Wayne Daigle
	Roger Hollingsworth	George P. Haley
	W. Henry Stewart	George Van Bergen

The public hearing was opened on the proposed zone change from 3-R-1 to 3-R-2 Special on Roeper property, T. L. 64, Blk 7, Gloverland and T. L. 64 Hector Campbell D. L. C.

Mr. Strauss advised the Commission that the original proposal on the zone change was amended, upon the request of Miss Roeper, to include the entire property instead of a portion as originally applied for.

Any persons wishing to speak in favor of the proposed zone change were asked to come before the Commission. Miss Roeper informed the Commission that she wished to put multiple dwellings on the rear of the property as she had exhausted all other means of making use of this land.

Mr. Wallace Borgens addressed the Commission and asked what would be built on the property if the zone is changed.

Acting Chairman Strauss brought out the fact that the Commission is dealing with land use only at this time; however if the zone is changed to 3-R-2 Special, any building done, would have to be with the approval of the Commission.

Mr. Strauss asked that it be shown in the minutes that this property had been inspected by Mr. Beals of the Bureau of Municipal Research, and it was his recommendation that building on this property be limited to one duplex.

As there were no other persons present that wished to speak on the proposed zone change, and no written objection had been received, the hearing was declared closed.

Public hearing was opened on zone change from 3-R-1 to 3-R-2 Special on T. L. 42, 43, 44, 45, and 46 of Block 42, Minthorn Addition (Cinderella Homes) and persons speaking in favor of the proposed change were asked to come forward.

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Richard Nace, of Cinderella Homes, spoke briefly of his plans for this property and mentioned that he had acquired other property in this area and was requesting zone change on this new parcel of land as well. (Request for application to be taken up later in the meeting.)

Mr. George Maurer expressed concern to the Commission as to what would go into this area if the zone was changed, and was advised that building plans are not considered until after a zone has been changed.

Mr. Pickerell, 3916 Harrison, expressed no objection to the zone change, but felt that something should be done to improve the condition of the property at the present time.

Mrs. Banker, 3926 Harrison, expressed no objection to the zone change, but asked if the property owners in the area would be notified when building plans are submitted. She was advised that she would be welcome to attend the meeting at the time the plans are presented; however no special notice would be sent.

Mr. C. E. McCumber, 3715 Jackson, spoke in favor of the proposed change because the present owner of the property is unable to take proper care of it, and he feels that multiple dwellings on this property would be an improvement.

Mr. Englund asked if it would be in order to discuss further the type of dwelling to be constructed on the land. The Chair ruled that as this was a public hearing on a proposed zone change, discussion should be limited to that topic only. After approval of the zone change, building plans could be discussed.

As there were no other persons present wishing to be heard, the hearing was declared closed.

An application for zone change on P. L. 28 through 41, Blk. 42, Minthorn Addition by Cinderella Homes, from zone 3-R-1 to 3-R-2 Special was laid before the Commission.

It was moved by Miller, seconded by Jones that a public hearing be set for July 14, 1965, 8:00 p. m., with publication dates of July 7 and 14, and notices to be sent to property owners within 200 ft. of the property affected by the zone change. Motion carried and so ordered.

Application for zone change from 3-R-1 to Commercial on P. L. 6 through 15, Blk. 42, Minthorn Addition was the next order of business. (Applicant - Cinderella Homes)

It was moved by Miller, seconded by Englund that public hearing be set for July 14, with publication dates of July 7 and 14, and the fee of \$75. on the above application be allowed to include this application as well. Motion carried with two Aye votes; Mr. Jones abstained from voting.

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It was suggested to Mr. Nace that he submit building plans at the July 20th meeting of the Commission, after first having them approved by the City Engineer.

An application for zone change not appearing on the Agenda was laid before the Commission for their action by Mr. Earl Hayes of Lomita, California.

It was moved by Jones, seconded by Miller that the 14 day requirement on all business to appear before the Commission be waived. Motion carried and so ordered.

Application for zone change on Hayes property, T. L. 24 and 87 Garrett D. L. C., from 3-R-1 to Commercial-Industrial was taken up for discussion.

It was moved by Jones, seconded by Miller, that a public hearing be set for July 14, 1965, with publication dates of July 7 and 14. Motion carried and so ordered.

It was moved by Miller, seconded by Englund, that Items 5 and 6 on the Agenda, (Communications from Clackamas County Planning Commission) be tabled until the next regular meeting of the Commission on July 20. Motion carried and so ordered.

Mr. Haugk presented building plans for his property located on Harvey Street, T. L. 144, Hector Campbell Addition, advising that the plans had been approved by the City Engineer.

It was moved by Jones, seconded by Miller that the Planning Commission accept the plans as submitted by Mr. Haugk. Motion carried and so ordered.

The Chair entertained a motion for action on the Roeper property. It was moved by Miller that the Planning Commission recommend to the City Council that the proposed zone change be denied on T. L. 64, Blk. 7, Gloverland and T. L. 64 Hector Campbell D. L. C. Motion died for lack of a second.

It was moved by Jones, seconded by Miller that the Planning Commission recommend to the City Council that the zone be changed from 3-R-1 to 3-R-2 Special on T. L. 64, Blk. 7, Gloverland and T. L. 64 Hector Campbell D. L. C. Motion carried and so ordered.

It was moved by Jones, seconded by Englund that the City Attorney be invited to attend the July 20 meeting for the purpose of discussing what the Commission can consider and discuss during a public hearing on zone change and also what can be considered by the Commission on a request for zone change.

As there was no further business to come before the meeting at this time, the meeting was adjourned.

ATTEST:

Dave Strauss, Acting Chairman

Barbara J. Watson