

SPECIAL MEETING OF MARCH 28, 1958

A special meeting of the Milwaukie Planning Commission, was held, for the purpose of a hearing on zone changes, on the twenty-eighth day of March, 1958.

The meeting was called to order by Chairman Sedgwick.

Present: Chairman Sedgwick; Commissioners Shrock, Sheldahl, Nickles, Burdick and Perkins. Absent: Commissioners Mullan and Scott. + Stewart.

Chairman Sedgwick opened the hearing on the change of zone for Block 2, Streib's Addition, from 3 R-1 to Commercial Zone. Mr. Clyde Basler, spoke in favor of the zone change and stated that if the change was made, he would place a market on the site. Mr. Basler showed the building and plat plans of the proposed market, which included off street parking for eighty-two cars.

Mr. George Buell, 716 23rd Street, pointed out that traffic is now heavy on Harrison Street, and that a market on this corner would cause congestion. Mr. Basler stated that delivery trucks would be parked and unloaded on the property. Mr. Darrel Mounce, asked where the market employees would park their cars, and called attention to the fact that 23rd and Llewellyn Streets were very narrow, and to widen same would be an expense.

It was noted that wherever progress is made and wherever property is re-zoned there are obstacles to be overcome.

Mr. R.C. Williams, 825 23rd Street, presented a petition, signed by thirty property owners in the vicinity of Block 2, Streib's Addition. Mr. Williams stated they were all opposed to a nice residential district being turned into a super-market, that they would not object to certain types of commercial use of the property and suggested that the location would be good for a clinic. Mr. Williams stated that Milwaukie needs residents, and that it would be difficult to get anyone to build a dwelling next to a hot-dog stand. Mr. A. Samuels, 2215 Harrison St. stated that his home would be affected by the zone change and objected to the same. Mr. Wm. VanAntwerp, 3066 Oak Street, stated that he felt the change would bring about a great improvement and that we could not build our city without buildings of this type. Dr. Harrison, 625 23rd Street, objected to a market at this location, stating that this would put two grocery stores within a block. Mr. Williams stated that there were other property owners who wished to go on record as opposed to the zone change. The Commission agreed that objections must be written or by the presence of the verbal objector. Chairman Sedgwick called for further remarks from citizens present, There was no further discussion.

Chairman Sedgwick declared the hearing closed and opened the hearing on a zone change for Tax Lot 127, Hector Campbell D.L.C.

Mr. Jerome Lessalle, the owner of the property, requested that this property be changed from 3 R-2 Special zone to Industrial Zone. Mr. Lessalle pointed out that the property to the south and adjacent to the property (Tax Lot 127) is now Industrial and occupied by P. & C. Tool Co; that other properties in the area were Industrial zone and stated that if this property were zoned Industrial, it would be purchased by the P. & C. Tool Co. for their future expansion, and that if the city were to develop industrially or commercially, this property would have to be re-zoned. Mr. Lessalle stated that if the property were purchased by P. & C. Tool Co., they have agreed to lease it to him in order that his mother could continue to live in the dwelling located thereon.

Mr. B. McClain, President of P. & C. Tool Co., spoke as follows: "Our reason for purchasing this property would be for future expansion of our plant. We would like to build up this plant; we also wish to continue our "Good neighbor" policy. We are willing to lease the property back to Mr. Lessalle for residential purposes"

Mr. J. Earl Jones, former president of P. & C. Tool Co, spoke as follows: "Sixteen years ago the P. & C. Tool Co. consolidated with another tool company. We now have over one hundred employees in this plant. The question facing us is: "Shall we move our plant or stay here?" To stay here means we must expand. I feel this plant is a fine thing for Milwaukee's development, we have a substantial business, our tax is over \$100,000.00 per year. It would be some time before we will need the adjacent property to the north. We have always maintained a good neighbor policy and now have sufficient property to the east of the plant to be used as a buffer strip between the plant and residential property to the east. Most of the homes in the area were built after the P. & C. Tool Company have been in operation. We make every effort to make the plant and the grounds attractive; you will find that over the years our property and operation has not damaged any other property".

Mr. Howard Hamlin spoke as follows: "I own three and one half acres on the hill northeast of the P. & C. Tool Co. Any change of zone would be damaging to my property. At the time the city was zoned I contended the P. & C. Tool property should have been considered "Non-conforming use of property", I consider it is in a residential area."

Mr. M.D. Talent, 505 36th Street; Mr. W. Brookover, 420 32nd Street and Mrs. McGee, 436 32nd Street, all stated that they felt a change of zone would affect their properties by lowering the values for residential use.

It was moved by Nickles and seconded by Sheldahl that this hearing be closed and that a meeting be held at a later date to make recommendation to the Council, on this question. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

  
Marvin Shrock, Secretary

ATTEST:

  
Ellen Martin  
Clerk