

PLANNING COMMISSION REGULAR MEETING

August 15, 1967

The regular meeting of the Milwaukie Planning Commission was held on the 15th day of August, 1967, in the City Council Chambers. The meeting was called to order by President Allan Jones, with the following members present:

Elizabeth Brod	Robert Kennedy
Rich Eddy	Fred Liddell
Mervin Englund	Richard Nase
Allan Jones	

also present:

Max Thompson, Plan. Coordinator
Barbara Watson, Act. Sec'y

Absent:

Fred C. Dyer, City Mgr.	Dick Ivey, Plan. Consultant
Robert Richmond, Mayor	

It was moved by Kennedy, seconded by Liddell, that the minutes of the regular meeting of July 18, the special meeting of July 25, and the special meeting of August 8, 1967, be approved as written. Motion carried and so ordered.

ZONE CHANGE REQUEST

ZC#67-6, applicant - Bill Hupp, 2626 Washington Street, from 3-R-2 to Commercial Zone.

It was moved by Liddell, seconded by Englund, that a hearing date be set for September 5, with recommendations requested from the Planning Consultants (H. Beals and D. Ivey), prior to that date, and that residents within a 200 ft. radius be notified. Motion carried and so ordered.

VARIANCE REQUEST

VR#67-7, Earl Thompson - 1815 34th Street, request for lot size variance on Lot 14, Block 13, Quincy Addition.

It was moved by Kennedy, seconded by Eddy, that a variance be granted on the lot size of Lot 14, Blk. 13, Quincy Addition, to 43' x 100'; ~~and further~~ grant the variance to comply with the Minor Land Partitioning Section of Ordinance No. 1157. Motion carried and so rdered.

VR#67-8, Victor Shaw - 1912 3rd Ave. , request for oversize garage.

It was moved by Englund, seconded by Kennedy, that the Planning Commission grant a variance on the size of the proposed building, (1008 sq. ft.), with the building plans to be presented to the Planning Commission for design approval prior to construction; set back to be not forward of the building to the East. Motion carried and so ordered.

(Plans will be reviewed on Sept. 5, if submitted prior to that meeting)

PROPOSED SUBDIVISION PLANS - (Cornwall property on Wood Ave.)

Mr. Redman, Attorney for Mrs. Cornwall, addressed the Commission asking for preliminary approval of the subdivision sketch as presented and marked exhibit "A" and dated 8/15/67.

Dave Strauss, 10916 Woodhaven Place, owner of property on the street directly behind the proposed subdivision, voiced objection to the subdivision as outlined, as the back of the property in the subdivision would front on Woodhaven Place.

There was also discussion as to the piece of undeveloped property on Woodhaven Place, behind the proposed subdivision that would not be included in the development. Mr. Redman advised that letters had been written to the owner of this property for the purpose of possibly working with him to include his property in the subdivision; however, no response was received.

The question was raised as to whether it was within the Planning Commission's right to deny approval on the proposed subdivision if they did not feel that it was the best development of the area. City Attorney agreed to get an opinion from an outside Attorney with regard to this question, as he had originally been involved in the subdivision plan.

It was moved by Kennedy, seconded by Nase, that this matter be tabled to the September 5 meeting and that an Attorney's opinion be obtained for review at that time. Motion carried and so ordered.

CHANGE IN HEARING DATE

Bill Hupp again came before the Commission and requested that the hearing date on the Zone Change request, #ZC67-6, be cancelled and no date set until after receiving further information and recommendation from the Planning Consultants.

It was moved by Liddell, seconded by Brod, that the Planning Commission withdraw the hearing date of September 5, on the proposed zone change #67-6, and table this item until after recommendations are received from the Planning Consultants. Hearing to be rescheduled at that time if warranted. Motion carried and so ordered.

SPECIAL PERMIT REQUEST

SP#67-14, R. Nase - Applicant, 3527 Wake Street, request for duplex. No petition submitted.

It was moved by Liddell, seconded by Brod, that the Planning Commission set a public hearing on the 5th of September, 1967, at 8:00 p. m., on the question of allowing a duplex to be construction in 3-R-1 zone at 3527 Wake St. Residents within 200 ft. radius to be notified and notice published once in the Review, on August 23, 1967. Motion carried and so ordered.

RESOLUTION No. PC2-1967 - (Re: Minor Land Partitioning)

It was moved by Liddell, seconded by Kennedy, that Resolution No. PC2-1967, be adopted as written and presented. Motion carried and so ordered.

CORRESPONDENCE

Letter, dated 7/18/67, from Dale Jacobs, attorney representing Milwaukie Elementary School District, was discussed, with regard to the continuation of Wichita Street in the area where the proposed new school is to be constructed.

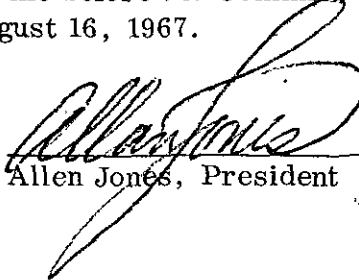
The Planning Commission requested that the staff make inquiry of the property owners in the area to get their feelings on the desired cul-de-sac. Report to be made at the meeting of September 5.

VARIANCE REQUEST

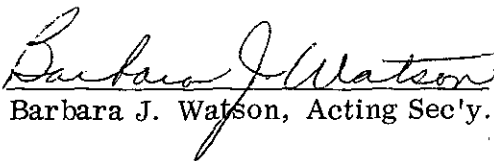
Mr. Robert G. Greenhalgh, 4731 SE Mason Lane, came before the Commission with regard to a referral by the City Council, of a variance request, whereby he (Mr. Greenhalgh) be allowed to erect a fence, extending onto the street right of way, around his property.

It was moved by Englund, seconded by Kennedy, that the Planning Commission recommend to the Council that the fence be constructed within the property line and the variance request be denied. Motion carried and so ordered.

As there was no further business to come before the Commission, the meeting was duly adjourned at 12:07 a. m. , August 16, 1967.


Allen Jones, President

ATTEST:


Barbara J. Watson, Acting Sec'y.