

City of Milwaukie
Planning Commission Meeting

April 20, 1971

The regular meeting of the Milwaukie Planning Commission was held on the 20th day of April, 1971, in the Council Chambers. The meeting was called to order by Dan Croft, President, at 8:00 p.m.

Members present: Dan Croft Robert Kennedy
Allan Jones John Foster

Members absent: Richard Nase, Fred Liddell and Evan Whitaker

Also present: Max Thompson, Ass't City Mgr. Donald Graf, Mayor
Tom Hawkins, Consultant Planner Bette Bierer, Secretary
Roger Mundorff, City Attorney

It was moved by Foster, seconded by Kennedy, to approve the minutes of March 30 (special meeting), 1971, as written. Motion carried and so ordered.

AUDIENCE PARTICIPATION

Albert Engelgau, 13160 S.E. Where Else Lane, asked the Planning Commission to take action toward the proposal of an amendment to Ordinance 1183 which would allow the use of mobile homes for temporary dwelling purposes within the residential zones of the city. It was explained to Mr. Engelgau that after review and study the Planning Commission feels that such an amendment to the zoning ordinance would not be in the best interest of the city.

PUBLIC HEARING

ZC-71-2 McCance and Howell, applicants. Request to change zone from R-7 Single-family Residential to A-3 Apartment Zone at 402 and 398 40th Street (Lot 2 and part of Lot 3, Block 6, Gloverland)

Public hearing was opened at 8:15 p.m. with notices published and mailed as directed. Mr. McCance, one of the applicants, was present. Staff reports were read.

Correspondence against: Cora and Fred Anderson, 4007 S.E. Drake St.

Speaking against: Cecil Norwood, 3905 Drake St.
Paul Baer, 4008 Drake St.
Mrs. Jeanette Wallace, 4010 Drake St.
Mrs. Lee Beiser, 4011 Drake St.

A petition was presented indicating objection to the zone change. The hearing was declared closed at 8:35 p.m.

IT WAS MOVED by Kennedy to recommend to the City Council that the zone change be denied inasmuch as it would be spot zoning. Second to the motion was made by Jones. MOTION CARRIED and so ordered.

VARIANCE REQUEST

VR-71-3 Jane Lombard, applicant. Request to alter and expand a non-conforming use at 917 37th Street (apartment in R-7 zone).

Staff report from Hawkins which recommended denial of the request was read. Mundorff recommended denial.

Speaking for: Jane Lombard

IT WAS MOVED by Jones, seconded by Foster, to deny VR-71-3. AYES: Jones and Foster. NOES: Kennedy and Croft. MOTION FAILED to pass.

With concurrence of other members, the chairman tabled action on this application to obtain additional information.

CONSIDERATION

6-a. A memo from Director of Public Works regarding an amendment to Section 8 (Improvements) of Ordinance 1157 was read. Secretary was instructed to send a memo to Public Works Director, that Planning Commission is interested in the ideas expressed by him and wish more detailed information.

6-b. Standards in Flood Hazard zone.

The guidelines, submitted at an earlier meeting by the consultant planner and which had been taken from existing ordinances of other cities, were reviewed.

A WORK SESSION to discuss this item only was set for April 27, 7:30 p.m. in the City Hall.

SUBDIVISION - Bernice Park

The final plat of Bernice Park was reviewed and a letter from William Harmon, the developer, which requested variance by deletion of the requirement for sidewalks from the lots that face Wood Avenue and Woodhaven Place, was read.

IT WAS MOVED by Jones, seconded by Croft, to deny this request for variance of Ordinance 1157, to delete the sidewalks. AYES: Jones and Croft. NO: Kennedy. Mr. Foster abstained. MOTION CARRIED and so ordered.

The members present concurred that it should be the decision of the City Engineer as to the street surfacing or reconstruction of existing Wood Avenue. IT WAS MOVED by Jones, seconded by Foster, that the Chairman be authorized to sign the final plat as soon as approval of the plat and supplemental information has been made by the City Engineer. MOTION CARRIED and so ordered.

Meeting was adjourned at 10:30 p.m.

ATTEST:

Bette L. Bierer
Bette L. Bierer, Secretary

Dan Croft
Dan Croft, President