



July 13, 1976

- b) S-76-4 Stearns Addition. Preliminary Plat Approval. Robert F. Stearns, applicant. Proposed 20 lot subdivision in R-7, Single Family Residential, zone on the west side of Stanley Avenue west of its intersection with Lloyd Street

Memorandum dated July 6, 1976, Regarding Status of Beckman Terrace Subdivision and Acquisition of Related Property

Memorandum dated July 13 from the City Manager was distributed requesting that the Planning Commission defer action on the preliminary plat of Stearns Addition until he had met with the Olesen's. Staff report was given by Tim Holder. Mrs. Olesen was present. It was the CONSENSUS to table this item until the July 27 regular meeting.

- c) VR-76-9 Richard and George Nase, applicants. Request to create a lot with less than 5,000 square feet of lot area in R-5, Single Family Residential, zone at 2807 S. E. Sherrett
- M-76-10 Richard and George Nase, applicants. Request to create two lots with variance in R-5, Single Family Residential, zone at 2807 S. E. Sherrett

Letter dated June 12, 1976, signed by six property owners in the vicinity in opposition to the variance and minor land partition was previously distributed. Dick Nase was present to answer questions of the Commission regarding the request. IT WAS MOVED by Kennedy, seconded by Marquette, to approve VR-76-9 and M-76-10 with the provision that the easterly lot be made into exactly 5,000 square feet. MOTION CARRIED unanimously, and so ordered.

- d) DR-76-11 Herb Morissette Builders, applicant. Request for review of proposed 14 unit complex in A-2, Apartment Residential, zone on the west side of 23rd Avenue southeast of River Road

Staff report was given by Tim Holder. Brian Roberts, representing the applicant, was present to answer questions of the Commission regarding the request.

(Jerry Mesander entered meeting - 7:48 p.m.)

IT WAS MOVED by Foeller, seconded by Kennedy, to approve DR-76-11 with the following conditions: 1) a final landscaping plan be submitted to be approved by staff; and 2) a sidewalk be provided on the easterly side of the property under a design approved by and at the discretion of the City Engineer. MOTION CARRIED unanimously, and so ordered.

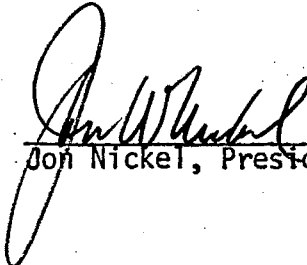
- e) Discussion on the re-draft of the proposed Design Review Ordinance was tabled until July 27.
- f) Letter dated June 17, 1976, from Timothy Deggendorfer requesting an amendment to the Zoning Ordinance text to allow professional offices as a conditional use

in residential zones was previously distributed. Petition dated June 25 with 12 signatures in opposition to an office use at 2705 S. E. Lake Road was distributed. Staff report was given by Tim Holder. Tom Foeller asked to be excused from official action on this request due to possible conflict of interest. Mrs. Cline spoke concerning office use at 2705 S. E. Lake Road. Mr. Deggendorfer was present to answer questions of the Commission regarding the request. Mr. Deggendorfer was advised that he had the option of applying for a zone change to A-3, Apartment Residential, and subsequent conditional use for an office at 2705 S. E. Lake Road, but that there would apparently be considerable citizen opposition to such a request, and that he would have to meet the burden of proof as outlined in the Fasano case for a zone change. It was the CONSENSUS that the text amendment to the Zoning Ordinance would be considered during the Comprehensive Plan revision process.


NEW BUSINESS

- a) Sundial Court annexation request was referred to the Commission by the City Council for recommendation. Staff report was given by Tim Holder. There was discussion on the function and responsibility of the Boundary Commission. IT WAS MOVED by Kennedy, seconded by Foeller, to adopt Resolution Number PC-4-76, A Resolution Recommending Annexation Policy to the City Council for Property in the Vicinity of 60th Avenue South of Monroe. MOTION CARRIED unanimously, and so ordered.

Meeting adjourned at 8:45 p.m.

  
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Jon Nickel, President

ATTEST:

  
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Michelle Eaton, Secretary

Milwaukie City Planning Commission  
SPECIAL MEETING AGENDA  
July 13, 1976

1. Call to order - 7:00 p.m.  
City Hall Council Chambers, 10722 S. E. Main Street

2. OLD BUSINESS

- a) PRC-76-1 Southern Pacific Transportation Company, applicant. Request to resolve conflict between the Comprehensive Plan Map and Zoning Map on property located on the southwest corner of 37th Avenue and Monroe Street by changing the Comprehensive Plan Map designation to Industrial, in M-L, Limited Manufacturing, zone
- b) S-76-4 Stearns Addition. Preliminary Plat Approval. Robert F. Stearns, applicant. Proposed 20 lot subdivision in R-7, Single Family Residential, zone on the west side of Stanley Avenue west of its intersection with Lloyd Street

Memo on alternatives for Beckman Terrace - Olesen's

- c) VR-76-9 Richard and George Nase, applicants. Request to create a lot with less than 5,000 square feet of lot area in R-5, Single Family Residential, zone at 2807 S. E. Sherrett
- M-76-10 Richard and George Nase, applicants. Request to create two lots with variance in R-5, Single Family Residential, zone at 2807 S. E. Sherrett
- d) DR-76-11 Herb Morissette Builders, applicant. Request for review of proposed 14 unit complex in A-2, Apartment Residential, zone on the west side of 23rd Avenue southeast of River Road

e) Re-draft of proposed Design Review Ordinance

f) Letter dated June 17, 1976, from T. Deggendorfer

3. NEW BUSINESS

- a) Sundial Court annexation