

City of Milwaukee  
PLANNING COMMISSION MEETING

June 15, 1971

The regular meeting of the Milwaukee Planning Commission was held on the 15th day of June, 1971, in the Council Chambers. The meeting was called to order by Dan Croft, President, at 8:00 p.m.

Members present: Dan Croft John Foster  
Robert Kennedy Richard Nase

Members absent: Allan Jones (excused) Fred Liddell Evan Whitaker

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

IT WAS MOVED by Kennedy, seconded by Foster, to approve the minutes of the June 1, 1971, special meeting. MOTION CARRIED and so ordered.

PUBLIC HEARING

ZC-71-3 Alton Jager, applicant. Request to change zone from R-7 Single Family Residential to A-2 Apartment Residential on property located at 3000 Lake Road (northerly 335 feet, except the north 320 feet, of Lot A, Cogswells First Addition)

Public hearing was opened at 8:10 p.m. with notices published and mailed as required.

Speaking in favor: Alton Jager, 5577 Aldercrest Lane

No person spoke in opposition. Staff report by Consultant Planner, recommending approval, was read. Hearing was declared closed at 8:15 p.m.

IT WAS MOVED by Kennedy, seconded by Nase, to recommend to the City Council that ZC-71-3 be approved. MOTION CARRIED and so ordered.

CONSIDERATION

5-a Minor Land Partitioning, Mickey Iven, applicant. Request to create a 125' by 185' lot in R-7 Single Family Residential Zone at 5505 Park Street. Staff report by Consultant Planner was read recommending denial of the request. After discussion of the effects that minor land partitioning and easement rights would have on the future subdivision of the area and the provision of proper streets, Mrs. Iven was advised to contact the purchaser of the adjacent property (Mrs. Brown's) and see about the possibility of forming a subdivision. This would insure proper streets and curbing and ultimately give Mrs. Iven better use of her land. She stated she would return after she had contacted that property owner.

5-b Review detailed plans for Union High School District No. 5 athletic field. Plans incorporating the details specified in the motion of the Planning Commission on June 1, 1971, for approving the requested High School athletic field as a conditional use were presented to the Commission to determine if all conditions had been met. Mr. Sabin, Superintendent of the School District, called attention to the plan showing a modification of the Planning Commission motion of last meeting requested by the School District regarding the driveway location to preserve two trees. The Planning Commission noted that the parking area on the plan would cause vehicle maneuvering in an area used as access to Mr. Clay's property on the west of the driveway. The plan was discussed between the School District, Mrs. Blanche Clay, 2725 Lake Road, the Planning Commission and Mr. Olsen. IT WAS MOVED by the Chair, seconded by Kennedy, to modify the previous action of the Planning Commission to allow the realignment of the 20 foot entrance driveway to be centered on the center of the 50 foot peninsula strip mentioned in the original motion with five foot sidewalk and curb on the east side in order to provide a buffer area for Mr. Olsen's property and to save two apple trees; to provide along the westerly side of that entrance driveway for approximately 100 feet distance from Lake Road either planting or fencing material, not to exceed three feet in height, for purposes of protecting adjacent property from persons cutting across that property; and also to realign the parking area and the entrance driveway north of the Olsen property in a manner shown on the plan to insure that the adjacent property owner to the west will have adequate turn around space and to insure that the parking area does not infringe on the existing easement area of that property. (Refer to Site Plan marked Exhibit A.) The revised plans can be submitted for staff approval. MOTION CARRIED and so ordered.

5-c Review plans for buffer area for new American Legion Hall. Mr. Orie Fridley, representing Don Byers, Architect, and the American Legion, was present. IT WAS MOVED by Foster, seconded by Nase, to approve the request on the basis of what was submitted, with the inclusion of an alteration of the parking setting back 35 feet from the east property line on the north and south side of the proposed new American Legion Hall; with plantings in that same 35 foot set-back area north and south of the building as a buffer; and that a six foot height be established for the fence, as shown on the drawings, the details to conform to Drawing No. 2, dated March 9, 1971. MOTION CARRIED and so ordered.

#### OTHER BUSINESS

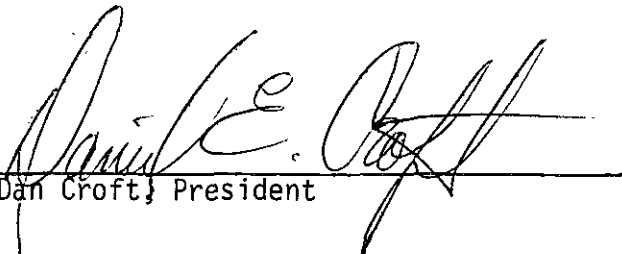
Mr. Thompson gave out drafts by the Bureau of Governmental Research of "An Official Map Ordinance for Milwaukie, Oregon" and "Planning Administrative Procedures for Milwaukie, Oregon." It was decided that the Commission would review these publications and discuss them at the next meeting of the Commission.

The Mayor announced that he had attended a meeting at Clackamas Community College sponsored by Princess Homes regarding Planned Unit Developments. He requested that sometime in the near future the Planning Commission and Council get together with the planners and builders of the area to discuss problems and new ideas about Planned Unit Developments. Mr. Croft stated that the Commission would be happy to meet anytime the Mayor wished.

Tom Hawkins, Consultant Planner for the Commission, announced that the contract between Stevens, Thompson & Runyan and the City would expire as of July 1, 1971, and that it was not going to be renewed. He will still be available for assistance, but not on a regular basis. The Commission expressed their gratitude for Mr. Hawkins' time and effort.

Mr. Croft stated that he had received a letter and questionnaire from Oregon State University regarding Flood Hazard Zone guidelines and criteria, and he will bring this to the next meeting.

The meeting was adjourned at 9:45 p.m.

  
Dan Croft, President

ATTEST:

  
Michelle Eaton, Secretary