

MEETING OF NOVEMBER 15, 1960

The regular meeting of the Milwaukie Planning Commission was held on the fifteenth day of November, 1960

The meeting was called to order by Chairman Shrock.

Present: Chairman Marvin Shrock; Commissioners Arthur Martineau, John Shell-dahl, Cecil Nickles, Leonard Mullan, Earl Clay, Max Thompson and Earl Burdick.
Absent: Commissioner W. Henry Stewart.

A petition, requesting that Lots 5 and 6, Hennemen's Acres, be changed from Zone 3-R-1 to Zone 3-R-2 was laid before the Commission by Clarence M. and Elsie M. Stupfull, owners of the property. Attached to the petition were names of properties in the neighborhood stating that they had no objection to the change. The architect for the multiple family dwelling, proposed to be placed on the property, showed plans of the same. The plans included a swimming pool and 100% off street parking. It was moved by Nickles and seconded by Martineau that the following Resolution be adopted.

RESOLUTION P.C. 5-1960

WHEREAS, after due consideration of the minimum requirements for general welfare as established by Ordinance No. 481, as amended, of the City of Milwaukie, Oregon, and after careful consideration of the need for multiple family dwellings within the City, and the necessity of rezoning certain areas of the city occasioned thereby, and

WHEREAS, the owners of the real property described hereunder have, in writing, requested that the said property be rezoned from its present classification to the Multiple Family Zone, the City Planning Commission of the City of Milwaukie, Oregon has determined that it is now necessary and advisable to initiate proceedings to accomplish the rezoning of the following described property, to-wit:

LOTS 4 and 5, HENNEMEN'S ACRES

so as to remove and withdraw the said property from Zone 3-R-1, as established by the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, and incorporate and include the same within the 3-R-2 Zone as established by said Ordinance.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF MILWAUKIE, OREGON, that by virtue of the foregoing and by virtue of the provisions of Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, that proceedings be and the same hereby are initiated by said City Planning Commission to accomplish the rezoning of the above described property so as to remove and withdraw the said property from Zone 3-R-1 as established by the said Zoning Ordinance and to incorporate and include the same within the 3-R-2 Zone as established by said Ordinance.

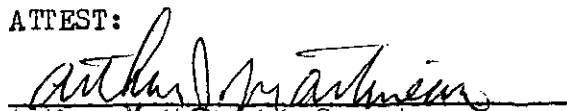
BE IT HEREBY FURTHER RESOLVED that the 2nd day of December, 1960 be and the same hereby is fixed as the date and the hour of eight (8:00) o'clock P.M. be and the same is hereby fixed as the time, and the Council Chamber of the City Hall, 926 Main Street, Milwaukie, Oregon, be and the same is hereby fixed as the place at which a public hearing shall be held to afford the owners of said real property, persons particularly interested, and the general public an opportunity to be heard on the question of the zoning change hereby initiated

BE IT FURTHER RESOLVED that the City Recorder of the City of Milwaukie, Oregon be and he hereby is authorized and directed to cause a notice of said public hearing to be published in the Milwaukie Review, a local newspaper published in Milwaukie, Oregon, and a newspaper of general circulation within said municipality. Such notice shall be published once within the ^{week} within which the public hearing is to be held, as provided by ORS. 227.260, and as provided by Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon.

Adopted this 15th day of November, 1960


Marvin Shrock, Chairman

ATTEST:


Arthur Martineau, Secretary

Motion carried and so ordered.

Mr. Walter Renard came before the Commission and stated that he was the owner of parts of Lots 5 and 6, Block 15, Quincy Addition, that the property was a corner lot 85 X 85 feet, and that he was requesting a recommendation for permit to build a two family dwelling thereon. The plot plan for the building showed a 20 foot front yard and an eighteen foot side yard on the south side, which was the street side. The Commission felt that inasmuch as the side yard was on a street, it too should be 20 feet wide. It was moved by Burdick and seconded by Martineau that the requirements of Ordinance 481 be followed. Motion carried and so ordered.

The petition of Delmar and Emma Shoop, to build multiple family dwellings on the east 280.6 feet of Lot 24 Rockwood Acres was again brought before the Commission. Mr. Shoop and his attorney Mr. Norman C. Berry, were present and laid before the Commission the plat of the block surrounded by 32nd Street, Rockwood Street, 37th Street and Harvey Street, with names of the owners of the properties in the block. The plat was colored to show the area where the owners were favorable to the proposed use of the Shoop property and who had signed the petition approving the zone change, which was again presented to the Commission. It was moved by Sheldahl and seconded by Thompson that the petition for a zone change from 3-R-1 to 3-R-2 zone, for the east 280.6 feet of Lot 24 Rockwood Acres, as presented by Mr. Shoop, be accepted, that the Planning Commission set a date for a public hearing on the question, that notices of the hearing be published in the Milwaukie Review, that notices of the hearing be sent to the owners of properties in the block surrounded by 32nd Street Rockwood Street, 37th Street and Harvey Street and that the date of the hearing be set for Friday, December 2, 1960. Motion carried and so ordered.

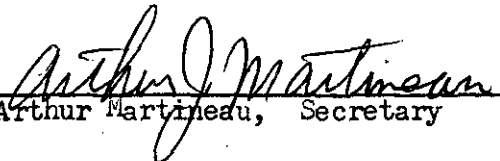
Mr. Lee Hitt, architect for H. Barendrick Jr., came before the ^{Commission} ~~Council~~ and stated that he was making plans for duplex dwellings to be built on Mr. Barendrick's property at Howe Street and Glover Road. (Tax Lot 66, H. Campbell D.L.C.) Mr. Hitt wanted to know if or not there would be objection to more than three duplexes on the property as he was quite sure he would have room for four buildings. The Commission advised Mr. Hitt of set-back requirements. Mr. Hitt will re-draw the plot plan to include another duplex and bring his new plan before the Commission later.

Mrs. Elizabeth Salenicks came before the Commission and stated that she was in the process of purchasing Lots 19, 20, 21 and the east 5 feet of Lot 22, Block 40, Ninthorn Addition, and wanted some assurance that she could use the property for commercial type business. Mrs. Salenicks hopes to have a delicatessen and feature home made sausage. There was discussion on the question during which the question

as to whether or not this property had been withdrawn from the Wichita Zone area. The property had been annexed to the City in May 1958. The Clerk was requested to learn if there was a Wichita Zone at that time. It was agreed that this property along with the west 20 feet of Lot 22, all of Lots 23 and 24, Block 40 Minthorn Addition, should be zoned Commercial and that steps would be taken toward such zone change.

It was moved by Burdick and seconded by Sheldahl that Lots 19, 20, 21, 22, 23, 24, Block 40, Minthorn Addition, and any other properties annexed to the City, and not already withdrawn from Wichita Zone District, be withdrawn from said District. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.


Arthur Martineau, Secretary

ATTEST:


Ellen Martin
Clerk

