

MEETING OF APRIL 17, 1962

The regular meeting of the Milwaukie Planning Commission was held on the seventeenth day of April, 1962.

The meeting was called to order by Chairman Earl Burdick.

Present: Chairman Burdick; Commissioners Hollingsworth, Thompson, Nickles, Shrock, Stewart and Thompson. Absent: Commissioners Mullan, Clay and Sheldahl and Clerk Ellen Martin.

The minutes of the regular meeting of the Commission, held on the twentieth day of March, 1962, the Special meeting, held on the twenty-third day of March, 1962 and the Special meeting, held on the thirteenth day of April, 1962, were read and approved as read.

Alfred E. Lauber, 408 N.E. 53rd Ave. Portland and Darrel Duisen 1632 S.E. Reedway, Portland, of Master Craft Inc. laid before the Commission building and plot plans of a proposed clinic in the Commercial Zone at 3310 Harrison Street. The building was two stories and would house a dental clinic or possibly law offices on the second floor. The plot plan showed fifteen off street parking spaces. It was moved by Nickles and seconded by Shrock that the plans be approved. Motion carried and so ordered.

Mrs. Robert Kline 5624 King Road stated that she had property facing Monroe St. that the property was 460 feet by 100 feet, and requested permission to place a trailer house on the rear of the property to be used by her daughter as a dwelling. Chairman Burdick explained to her that the City's ordinance prohibited such use and that the Planning Commission did not have the authority to grant such permission.

Mr. W.J. Deschner, 3903 S.E. Rothe Road, representing Joseph Adair Jr. who wishes to build a new dwelling on 100 ft. by 180 ft. property now owned by E.W. Kirkpatrick, at west end of Madison Street. The property is being purchased subject to the approval of the Planning Commission and the Health Department. The Health Dept. approves subject to adequate sanitary installation and approval by the City. Adair would add 10 feet to existing 20 foot easement, dedicated to the City, and use for access to Madison Street. (The 20 foot easement is a dedicated alley) Deschner was informed of conditions of maintenance, future sidewalk construction etc. It was determined that if Mr. Deschner could satisfy the City Manager he would be approved.

Mr. Al Jaeger presented a layout of five lots on extension of 36th Street to the north in Rockwood Acres, said layout to be used because he could not arrange for any connection to any other street. All lots would have a 25 foot frontage on 36th Street. It was moved by Mullan and seconded by Hollingsworth that the tentative plat be approved and that the plat be presented when prepared for final approval. Motion carried and so ordered.

Mr. William Hupp, 27th and Washington Streets, inquired if he could excavate the front of his lot so as to have a camera shop attached to the front of his basement, and within two feet of the sidewalk, having the same set-back as his garage. The property is in a 3-R-2 SPECIAL zone. It was pointed out that expansion of non-conforming use was prohibited and that spot zoning would not be acceptable.

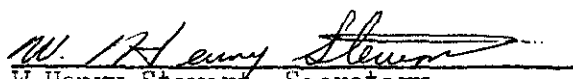
Zone change, lots 1, 2, 3, 4, and the north 25 feet of Lots 45, 46, 47, 48, Block 13 Minthorn Addition. More than 50% of the block petitioned for change. 25% limitation as to protest applies only to area to be changed. Area is part of that shown by

Planning Commission Resolution to be acceptable for Commercial Zone,,when circumstances are appropriate. It was moved by Sheldahl and seconded by Nickles that this matter be continued to the next meeting of the Commission. Motion carried and so ordered.

A letter from R.A.Burkholder requesting permission for keeping six sheep on the Pendleton Woolen Mills property for advertising and grass clipping purposes, was read. It was moved by Nickles and seconded by Hollingsworth that a revocable permit be granted. Motion carried and so ordered.

A letter from Diversified Developers, by Mr. Jack Stuhl, requesting a zone change for property on River Road to permit rental units, was read. It was decided that Chairman Burdick would request Mr. Stuhl to attend the next meeting of the Commission to discuss the project, including sewers etc.

On motion duly made and carried the meeting adjourned.


W. Henry Stewart, Secretary.