

SPECIAL MEETING OF JUNE 5, 1964

A Special meeting of the Milwaukie Planning Commission was held on the fifth day of June, 1964, for the purpose of a hearing on proposed zone changes.

The meeting was called to order by Vice Chairman Paul Baer.

Present: Commissioners Paul Baer, David Strauss, Earl Burdick, Max Thompson, W. Henry Stewart and Joseph M. Bernard Jr. Absent: Chairman Roger Hollingsworth, Commissioners Cecil Nickles, John O. Sheldahl and Jerry Miller.

The acting Chairman opened the hearing on a proposed zone change, from zone 3-R-1 to Commercial Zone, on the north 80.96 feet of Lot 13, Garner Acres and called for objection to the same. Mr. Douglas Leach, 11737 N.E. Sacramento Street, Portland, who proposes to purchase the property, and re-build a grocery store with off-street parking thereon, explained his plans for the property, and presented statements from nine owners of properties in close proximity to this property, recommending that the zone be changed. Mrs. Vera Knutson, 8802 40th Street, spoke in favor of the change stating that the new store will be an asset to the neighborhood. Mrs. Harold Miller who lives across the street requested that the property be zoned to permit the grocery store to continue. Mr. A. B. Chambers, across the street from the store stated the store was not a nuisance, had always been a great convenience and urged the zone change. Mr. Harry Federspiel 8931 41st Street stated that his property was next door to the grocery and that he had no objection to the grocery store, but felt that once the zone was changed, there could be no control over the property and that any commercial use would be permitted, and that he did not want a tavern on the property. Mr. Federspiel presented a petition objecting to the zone change and signed by 62 persons, 14 of which have property in the near proximity of lot 13, Garner Acres.

Mr. Wayne Daigle, 3959 Wake Street stated that he objected to hodge-podge zoning, that if this corner becomes commercial it will spread the Commercial zone and that Milwaukie already has ample Commercial Zone. Mr. Edmond inquired "If this zone is changed, and another type of business proposes to occupy the property, won't they be required to get a permit to change the use of the property?" Mr. Edmond was assured that this would be the procedure. Barbara Burnett, 8735 41st Street stated she was in favor of the zone change and wanted the grocery store to continue in this location. E. J. Curlee, 8802 41st Street and Elizabeth A. Thomas, 8792 41st Street, stated they want the grocery store to remain and requested that their names be stricken from the objecting petition, stating that they were of the opinion that a tavern may be located there if the zone was changed. The Chairman declared the hearing closed.

The Chairman opened the hearing on the change of Zone from 3-R-2 to Commercial on property located at 23rd and Washington Streets (Tax Lots 78 & 76, Whitcomb D.L.C.) and called for objection to the same. There was no person present who made objection and no written objection had been received. The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed change of zone from 3-R-1 to 3-R-2 Special on Tax Lot 210-1 Lot Whitcomb D.L.C. (south end of 26th Street) and called for objection to the same. There was no citizen present who objected to this change and no written objection had been received. The Chairman declared the hearing closed.

Mr. Robert Stearns, 1290 Patterson Street, Eugene Oregon, laid before the Commission a plot plan for a proposed church building for St John Catholic Church. The plan showed the church with seating capacity of 850, to be located on the west side of 25th Street between Monroe and Washington Streets. The seating capacity provided for future expansion of membership. The plan provided for 201 off street parking spaces and Mr. Stearns stated that negotiations are in process with Dr. Sweeney to use his adjacent parking area on Sundays; that the Convent, presently located on Monroe Street would later be torn down and the property would provide more off street parking. After viewing the plan the Commission recommended that the travel lane of 25th Street be a minimum of 32 feet with curbs and sidewalks along both sides of the street and requested Mr. Stearns to proceed with the plans with this in mind and to return when the plans are prepared for approval.

Manager Thompson displayed three proposed plans, from the State Highway Commission, for their proposed Industrial Highway, from the Clackamas Industrial area, along the Southern Pacific Railroad to Milwaukie Industrial Park. After reviewing the plan it was moved by Stewart and seconded by Strauss that the Planning Commission recommend that the Highway be along the S.P.R.R. (alternate No. 3) with a recommendation for an over-pass at Harrison Street with no ingress or egress to or from this roadway at Harrison Street. Motion carried and so ordered.

It was moved by Bernard and seconded by Stewart that Tax Lot 210-1 Whitcomb D.L.C. be changed from ~~3~~-R-1 zone to 3-R-2 Special zone. Motion carried and so ordered.

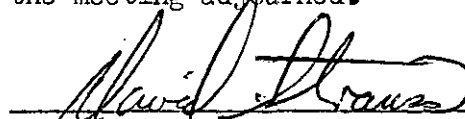
It was moved by Strauss and seconded by Stewart that the zone be changed from 3-R-2 to Commercial zone on Tax Lots 78 and 76 Whitcomb D.L.C. Motion carried and so ordered.

It was moved by Burdick and seconded by Stewart that the zone on the north 80.96 feet of Lot 13, Garner Acres be changed from 3-R-1 to Commercial zone. Mr. Burdick stated that his motion was based on the testimonies given at this hearing. Mr. Stewart stated that his second to the motion was on the same basis. Under the discussion it was moved by Strauss and seconded by Bernard that the Commission postpone consideration of the above motion and that the proposed building plans and plot plan be presented and viewed by the Commission, before further action is taken. Motion carried and so ordered.

It was moved by Burdick and seconded by Stewart that the City Attorney be directed to prepare an Ordinance providing for the set-back line of buildings along the south side of Monroe Street from 21st Street easterly to 29th Street. Motion carried and so ordered.

It was moved by Strauss and seconded by Burdick that the County Planning Commission be urged to zone all properties in the Milwaukie area not already zoned. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.


David Strauss, Secretary.

ATTEST:


Ellen Martin
Clerk