

SPECIAL MEETING OF PLANNING COMMISSION

DECEMBER 7, 1956

A special meeting of the Milwaukie Planning Commission was held on the seventh day of December, 1956

The meeting, which was called for the purpose of a hearing on the matter of zone change on Tax Lot 40, Whitcomb D.L.C., was called to order by Chairman Nickles.

Present: Chairman Nickles; Commissioners Shrock, Burdick and Williams
Absent: Commissioners Stewart, Swaggerty, Sedgwick, Scott, Mullan and Sheldahl.

Chairman Nickles called for the proponents of the zone change. They were not present. Those opposing the change were then called upon to voice their objection. Several in the room responded.

Mr. Edwin Norbeck, 3225 Monroe Street stated that his property adjoined Tax Lot 40 on the south and that re-zoning the property to Commercial Zone would permit a bowling alley to occupy the premises and that his objection was to this use of the property because of the noise not only during the day but at night. He stated that if the property remained Industrial Zone that he was confident an industry would be more beneficial to the area as "It would have a pay roll and the employees would seek homes here". Mr. Norbeck presented a petition, signed by thirty-two property owners along Monroe, Harrison, Myrtle and 29th Streets and Railroad Avenue, objecting to the granting of a building permit being issued for the erection of a bowling alley on this property.

Mr. M.C. Martin made objection to a bowling alley being placed on the property, stating that in his opinion an industry would be more beneficial to the City in that it would employ potential home owners in this area, which in turn would benefit other businesses.

Mr. Clyde Lawrence, owner of property adjoining Tax Lot 40, stated that he felt that if the property was left zoned Industrial it would eventually be of greater benefit to the whole city.

Mr. L.E. Nelson, 3025 Monroe Street and Mr. Wm. Duesler, 3226 Monroe both opposed the change of zone, stating that they felt the Industrial Zone would eventually be more beneficial to the City.

Commissioner Burdick advised these objectors that the Council had set up certain requirements and proofs from the applicants for the Zone change, before a bowling alley would be permitted on the property, which was substantially:

(1) Proof of ownership of the property. (2) Evidence that there would be sufficient off street parking space provided. (3) That the Brunswick, Volke, Collander Co. would build the bowling alley.

Chairman Nickles called for any further comments; there being none the hearing was closed and the Chairman announced that the final decision would rest with the Council.

City Manager Burdick laid before the Commission a map of the area south of Washington Street, north of Lake Road and between Main and 23rd Streets. It was pointed out that Adams Street, between Main and 21st Streets was not improved and that the travel on this street was increasing. It was moved by Williams and seconded by Shrock that the Commission recommend to the Council that Adams Street,

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between Main and 21st Streets be improved by curbs and sidewalks, to conform to City grade. Motion carried and so ordered.

There was discussion with regard to the width of Monroe Street in the business district of the city. It was shown that the width of this street was too narrow for a business district and that immediate steps should be taken to assure a wider street before buildings were placed on the abutting property. It was moved by Shrock and seconded by Williams that the Commission recommend to the Council that the south side of Monroe Street, west of the Southern Pacific railroad tracks and east of 21st Street, be widened to conform to the width of the street west of 21st Street. Motion carried and so ordered.

There being no further business to come before the Commission at this time the meeting adjourned.

Edna Martin
Clerk