

SPECIAL MEETING OF MARCH 8, 1963

A special meeting of the Milwaukie Planning Commission was held on the eighth day of March, 1963, for the purpose of a hearing on a change of zone for Lot 2 Karlen's Second Addition, and such other business necessary to come before the Commission at this time.

The meeting was called to order by Chairman Earl S. Burdick.

Present: Chairman Earl Burdick; Commissioners John O. Sheldahl, Cecil Nickles, Leonard B. Mullan, W. Henry Stewart, Joseph Bernard Jr., Marvin Shrock, Paul Baer.
Absent: Commissioner Roger Hollingsworth.

Chairman Burdick opened the hearing on the matter of a change of zone from 3-R-2 SPECIAL to Commercial Zone for Lot 2 Karlen's Second Addition, and called for objections to the same.

Mr. George VanBergen, attorney, representing Mrs. Barkman, whose property is adjacent to and east of Lot 2, Karlen's Second Addition, stated that his client was objecting as she felt it would depreciate the value of her property to have a mortuary next door and that Commercial Zone was too far a departure from residential zone. She felt she would be unable to sell her home for residential purposes.

Mr. Olin Nichols, 2935 Harrison Street objected to the proposed change because of the use proposed to be made of it, he stated that he did not particularly object to the Commercial zone but that realtors had stated that a mortuary would definitely depreciate the sale value of his property.

Mr. Wilhelm, who proposed to place a mortuary on the property, explained the plans for the building and the plot plan and stated that they would have off street parking for 22 vehicles and that arrangements had been made for the use of the Church of Christ parking lot.

Mr. Walter Freeman stated that Harrison Street is potentially a Commercial area and that he hoped Mr. Wilhelm would not be discouraged by the objections.

After calling for further comments the Chairman declared the hearing closed.

Mary E. Buzan, 2101 7th Ave. requested that the Planning Commission approve some remodeling of her home to make part of the dwelling into an apartment. She laid before the Commission the written consents of four close neighbors. It was moved by Stewart and seconded by Shrock that the Commission approve the alteration of Mrs. Buzan's residence.

A letter, from Mrs. Anne Wilcox, 3704 Lake Road, requesting that she be permitted to keep a horse on her property, and inquiring what kind of shelter she must provide for the horse, was read. It was moved by Stewart and seconded by Baer that a revocable permit to keep a horse be granted Mrs. Wilcox, upon the condition that she show proof that she has adequate shelter and proper place to take care of a horse. Motion carried and so ordered.

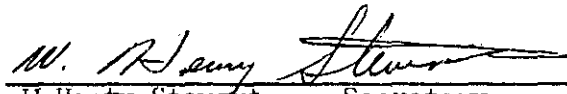
Mr. Dwight Gregory, 2610 S.E. 160th Ave. Portland, came before the ~~Board~~ Commission and discussed the matter of building multiple dwellings on Tax Lot 29 Joseph Kellogg D.L.C. Mr. Gregory will bring plans and plot plans before the Commission at their regular meeting on March 19.

Mr. Walter Renard requested that he be permitted to change his plans to use carports instead of garages for the duplex houses he is planning to build on the east one-half of Lot 22, Gibson's Subdivision of the Logus Tracts. It was moved by Nickles and seconded by Stewart that the carports be approved providing they are in line with the buildings. Motion carried and so ordered.

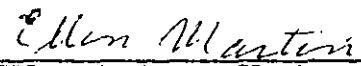
Mr. Max Thompson laid before the Commission plans and plot plan for a store and office building to be built on Lots 5 and 6, Block 1, Lewelling Park. The plot plan showed parking area with driveways from Scott Street and McLoughlin Boulevard. It was moved by Shrock and seconded by Stewart that the Planning Commission recommend to the City Council that no driveway for entrance or exit be permitted along McLoughlin Boulevard at this property. Motion carried and so ordered.

The matter of the zone change for Lot 2, Earlen's Second Addition was again taken up. It was shown that this property was in the area along Harrison Street which was anticipated to be Commercial Zone. It was moved by Nickles and seconded by Stewart that the Planning Commission recommend to the Council that this property be zoned Commercial Zone. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.


W. Henry Stewart, Secretary

ATTEST:


Ellen Martin, Clerk.