

PLANNING COMMISSION REGULAR MEETING

June 20, 1967

The regular meeting of the Milwaukie Planning Commission was held on the twentieth day of June, 1967, in the City Council Chambers. The meeting was called to order by President Allan Jones, with the following members present:

Elizabeth Brod	Robert Kennedy
Mervin Englund	Richard Nase (arrived at 7:35)
Allan Jones	

also present:

Max Thompson, Plan. Coordinator	
Wayne Daigle, City Engr.	Robert Mills, City Att'y
Dallas Brown, Bldg. Inspector	Barbara Watson, Acting Sec'y

Absent:

Fred C. Dyer, City Mgr.	Rich Eddy
Robert Richmond, Mayor	Fred Liddell

It was moved by Kennedy, seconded by Brod, that the minutes of the regular meeting of May 16, 1967, be approved with the following corrections:

Page 2, #SP67-5, second paragraph -

change "Dick Rose" to "Vic Rose"

change "it was moved by Mr. Englund" to "it was suggested by Mr. Englund"

Page 3, SP67-6, last line

change "3-R Special" to "3-R-2 Special"

Motion carried and so ordered.

APPROVAL OF PARKING LAYOUT

SP 67-5 R. Grislis, DMD, Request for permit to use property at 4460 King Rd., for a dental clinic. A revised plot plan was submitted to the Commission.

It was moved by Englund, seconded by Kennedy, that the Planning Commission accept the plan as submitted with the stipulation that the curb as defined under Item "F" on the plot plan, be of wood or concrete construction with a minimum height of 6", with a maximum 1" radius where the vertical and horizontal meet; and that the sign be limited to a maximum of 3 sq. ft. and be submitted for City staff approval. Motion carried and so ordered.

VARIANCE REQUESTS

VR 67-4, Wm. W. Poole - A revised Variance Request was submitted on the property at 3506 Washington Street, meeting the over all area requirement and requesting a variance only on the 17' back yard. Staff recommendation: approval.

It was moved by Brod, seconded by Kennedy, that the Planning Commission accept the recommendation of the staff and grant the 17' variance on the rear yard of the property at 3506 Washington Street. Motion carried and so ordered.

VR 67-5, Imal O. Taylor - Request for variance of side yard (18 inches) at 3716 SE Edison Street. Staff recommendation: that request be denied as it is possible to position the house on the lot so no variance would be necessary.

It was moved by Kennedy, seconded by Brod, that the Planning Commission accept the recommendation of the City staff and deny the request for variance on the home at 3716 SE Edison Street. Motion carried and so ordered.

VR 67-6, Lula R. Heinig - Request for yard variance at 4217 Jefferson Street. Mrs. Heinig, present owner of L. 3 and 4, Blk. 1, Keil Hts., requests a variance on L. 3 to enable her to sell it without repositioning the existing homes.

It was moved by Englund, seconded by Nase, that the request for variance allowing a maximum of 4,992 sq. ft. on L. 3, Blk. 1, Keil Hts., be granted. Motion carried and so ordered.

SPECIAL PERMIT REQUESTS

SP 67-10, Peterson & Spitznagel - Request for 20 unit apt. building at 2600 River Rd. A drawing was submitted to the Commission of the South portion of the area to be improved, showing the proposed layout of 2 units with 8 apts. and 1 unit with 4 apts.

After some discussion regarding surface drainage and water and sewer service, it was moved by Kennedy, seconded by Nase, that the plot plan as submitted be approved, subject to adequate provision for disposal of surface drainage on the site, and evidence of a written agreement with Oak Lodge Sanitary District No. 1 and 2, for sanitary sewer service. Plot plan approved is one signed by Jones and dated 6/20/67, and is a revised portion of the original plan dated 6/1/67. Motion carried and so ordered.

SP 67-7, Christian & Missionary Alliance Church, 3-R-1 Zone, requests permission for church use of property on Stanley Avenue. (Tentative plot plan submitted)

It was moved by Kennedy, seconded by Brod, that the Planning Commission recognize the site on Stanley Ave., (T. L. 60, John D. Garrett D. L. C.) for church use generally along the lines of the plot plan submitted by Rev. Hoenisch, and dated June 2, 1967. This permit for church use to be rescinded at the end of one year if sale of property is not finalized and building plans presented within that time. Motion carried and so ordered.

Rev. Hoenisch was advised that any building plans presented at a later date for the church complex, would have to comply with the Building Ordinance and any requirements in effect at the time submitted.

SP 67-9, School District #1, Linwood & Stanley Ave., Elementary School Site.
Request for approval of final plot plan for building of Elementary School between Linwood and Stanley Avenue. (Approval given previously by the Planning Commission for use of this land as school site.)

The following matters came up for discussion:

- 1) Possible letter of intent from the school board regarding right-of-way for future widening of Linwood and Stanley Ave.
- 2) Possible concrete curb or wheel stops in the parking area;
- 3) Possible turn-around on Wichita Ave. where it dead ends;
- 4) Adequate sewer facilities

It was moved by Kennedy, seconded by Nase, that this matter be tabled until the special meeting of June 27, 1967. Motion carried and so ordered.

APPLICATION FOR SPECIAL SIGN PERMIT

John R. Mahaffy, 20222 NE Broadway Court, Troutdale, addressed the Commission and requested permission for seven signs now in existence at the Cedarcrest development, as follows:

- 4 - 14" x 48" signs in the shape of an arrow "Mahaffy Homes" at
 - Harmony & Linwood
 - Aspen & Linwood
 - Plum & Sequoia
 - Juniper & Aspen
- 1 - "A" board, 24" x 36" sign at Plum & Sequoia
- 1 - 2-sided sign 8' x 12' at Plum & 67th Street
- 1 - 48" x 96" sign at Furnberg & Linwood

After discussion, it was moved by England, seconded by Kennedy, that this matter be tabled, along with the request for signs by Brentwood Corp., until the next regular meeting; and if time permits at the Special Meeting on June 27, sign requirements shall be discussed. Motion carried and so ordered.

SPECIAL PERMIT REQUEST

SP 67-8, Cinderella Homes, R. E. Nase - Request for approval of building plans for a 4-unit apartment to be construction on L. 34-37, Blk. 2, Minth. Add'n.
Staff report: Plans meet the requirements according to P. C. Res. 4-65.

It was moved by Brod, that the Planning Commission accept the staff recommendation with the stipulation that the curb line be put in as it now exists and with screening for the parking area. Motion died for lack of a second.

It was moved by Englund, that the Planning Commission consider L. 34-37, Blk. 42, Minthorne Addn., for no higher density use than a duplex. Motion died for lack of a second.

It was moved by Brod, seconded by Kennedy that the Planning Commission grant permission for a 4-plex with garages in front, and grant the variance needed for the back yard, not to exceed the variance given on the others, on L. 31-33, Blk. 42, Minthorne. ROLL CALL VOTE: AYE: Kennedy, Brod NO: Englund ABSTAINED: Nase. Motion carried and so ordered.

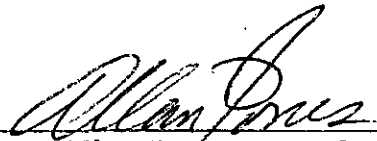
(Building Permit can be granted if meeting the above requirements, without further approval by the Planning Commission)

SP 67-6, Walter Renard, - Request for additional duplex on property at 4956 SE Logus Rd. The City Attorney advised that according to the Ordinance, the Planning Commission could either deny or grant the request with equal validity.

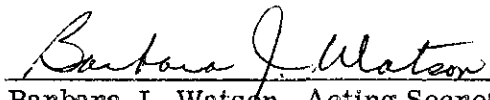
It was moved by Kennedy, seconded by Brod, that the Planning Commission, deny the request for a special permit to allow the placing of a duplex on the property at 4956 SE Logus Rd. Motion carried and so ordered.

Chair advised that there would be a Special Meeting of the Planning Commission on Tuesday, 6-27-67, 7:30 p. m., at Brod & McClung, at which time the applications for special permits from Dwyer Medical-Dental Office and School District #1 would be taken up for discussion and possible action. A work session will be held immediately following.

Upon motion duly made and seconded, the meeting adjourned at 12:15 a. m., June 21, 1967.


Allan Jones, President

ATTEST:


Barbara J. Watson, Acting Secretary