

City of Milwaukie
PLANNING COMMISSION MEETING

November 28, 1972

The regular meeting of the Milwaukie Planning Commission was held on the 28th day of November, 1972, in the Council Chambers. The meeting was called to order by Robert Kennedy, President, at 8:00 p.m.

Members present: Robert Kennedy John Foster
 Louis Casale Fred Lidde11
 Dan Croft (entered 9:10 p.m.) Richard Nase
 Dennis Davis

Also present: Rod Sandoz, Planning Assistant Michelle Eaton, Secretary
 Myer Avedovech, City Attorney Robert Stochosky, Councilman

IT WAS MOVED by Foster, seconded by Casale, to approve the minutes of October 24, 1972. MOTION CARRIED and so ordered.

PUBLIC HEARINGS - CONDITIONAL USE REQUESTS

C-72-13 Carl W. Benson, applicant. Request to facilitate the construction of a duplex in R-7, Single Family Residential, zone on property located at 3334 Olsen (Tax Lot 1000, T1S, R1E, Section 25DB)

Public hearing was opened at 8:05 p.m., with notices mailed as required. Revised staff report, recommending approval, was read by Rod Sandoz.

Speaking in favor: Carl Benson, applicant

Speaking in opposition: Lee Wright, 3423 Olsen
 Jack Taylor, 3316 Olsen
 Victor Gouldsmith, 3311 Olsen
 Harry Nickell, 3405 Olsen
 Betty Stewart, 3328 Olsen

A request for a show of hands in opposition resulted in approximately 13 persons against. Hearing was declared closed at 8:40 p.m. IT WAS MOVED by Casale, seconded by Foster, that C-72-13 be denied. MOTION CARRIED and so ordered.

(Meeting was recessed at 8:50 p.m. and reconvened at 8:55 p.m. with all present.)

C-72-15 Allan D. Otto, applicant. Request to facilitate the construction of a duplex in R-7, Single Family Residential, zone on property located south of 1545 - 46th Street (Tax Lot 11600, T1S, R2E, Section 31BC).

Public hearing was opened at 8:55 p.m., with notices mailed as required. Staff report, recommending approval, was read by Rod Sandoz.

Correspondence in opposition: Mr. and Mrs. John Gentile, Jr., 1635 - 46th
Mr. and Mrs. James Rolison, 1535 - 46th
Teresa D. Criss, 4536 Conway
Mr. and Mrs. Alva Nott, 4545 Conway

Speaking in favor: Allan Otto, applicant.

Speaking in opposition: Ed Hiefield, 1515 - 46th
Bob Dancer, 4536 Franklin
James Rolison, 1535 - 46th
Teresa Criss, 4536 Conway
Mrs. James Rolison, 1535 - 46th
Laura Nott, 4545 Conway

A request for a show of hands in opposition resulted in approximately 12 persons against. Hearing was declared closed at 9:25 p.m. IT WAS MOVED by Foster, seconded by Nase, to deny C-72-15. MOTION CARRIED and so ordered.

C-72-16 North Clackamas Community Hospital dba Dwyer Memorial Hospital, applicant. Request to facilitate the construction of an addition to the hospital building 12' 8" by 36' 6" and remodel an area adjoining to provide space for the installation of an Intensive Care/Coronary Care Unit in A-2, Apartment Residential, zone on property located at 420 - 32nd (Tax Lot 2600, T1S, R1E, Section 25DC)

Public hearing was opened at 9:30 p.m., with notices mailed as required. Staff report, recommending approval, was read by Rod Sandoz.

Speaking in favor: Tom Bergfald, representing applicant

Hearing was declared closed at 9:35 p.m. IT WAS MOVED by Croft, seconded by Liddell, in view of the facts presented, that C-72-16 be approved as submitted. MOTION CARRIED and so ordered.

C-72-17 Floyd McCollum, applicant. Request to facilitate the construction of a duplex (with variance) in R-7, Single Family Residential, zone on property lying adjacent to 9501 - 55th Avenue (Tax Lot 5300, T1S, R2E, Section 30AC)

VR-72-15 Floyd McCollum, applicant. Request to facilitate the construction of a duplex on a parcel having approximately 25.76 feet of lot frontage on a public street, approximately 9.24 feet less than the required 35 feet, in R-7, Single Family Residential, zone on property lying adjacent to 9501 - 55th Avenue (Tax Lot 5300, T1S, R2E, Section 30AC)

Public hearing was opened at 9:40 p.m., with notices mailed as required. Staff reports, recommending approval of both requests, were read by Rod Sandoz.

Questions raised:

~~Speaking in opposition:~~ Larry Brandt, 9506 Winsor

Hearing was declared closed at 9:45 p.m. IT WAS MOVED by Foster, seconded by Nase, to approve VR-72-15. MOTION CARRIED and so ordered. IT WAS MOVED by Liddell, seconded by Foster, to approve C-72-17; providing that they contain their own ^{surface} water. MOTION CARRIED and so ordered.

VARIANCE REQUEST AND MINOR LAND PARTITION

VR-72-14 Cinderella Homes, applicant. Request to facilitate the development of two single family residential parcels having 30 feet of lot frontage on Stanley Avenue; 5 feet less than the required 35 feet, in R-7, Single Family Residential, zone on property located south of 11811 Stanley Avenue (Tax Lot 5301, T1S, R2E, Section 31DA)

Cinderella Homes, applicant. Request for a minor land partition of Tax Lot 5301, T1S, R2E, Section 31DA, more commonly referred to as property located south of 11811 Stanley Avenue, into two single family residential lots.

Mr. Nase was excused while the Commission considered the variance and minor land partition requests. Staff reports, recommending that the requests not be approved before the possibility of combining the subject property with the abutting property to the south and the creating of a subdivision comprising six lots is considered, were read by Rod Sandoz. IT WAS MOVED by Casale, seconded by Foster, to approve VR-72-14 subject to the condition that a 16 foot asphaltic concrete driveway be constructed down the center of the 60 foot access strip and that each lot have an easement over the other lot's 30 foot half of the 60 foot strip. AYES: Casale, Foster, and Liddell. NOES: Croft and Davis. MOTION CARRIED and so ordered. IT WAS MOVED by Casale, seconded by Foster, to approve the minor land partition request. MOTION CARRIED and so ordered.

CONSIDERATION

a) Portland Sign Company, applicant. Request for sign in buffer area in C-G, General Commercial, zone at 4340 King Road reading "Ben Mar Auto Parts." Staff opinion, recommending approval, was given by Rod Sandoz. IT WAS MOVED by Croft, seconded by Casale, to approve the sign as submitted with the same restrictions as placed on the Speck Chicken sign relating to intensity requirements and the time of day that it would be turned off. MOTION CARRIED and so ordered. The Speck Chicken sign is restricted to 11 watt, frosted, non-flashing lamps and must be turned off at 10:00 p.m.

b) George Korum, applicant. Request to facilitate the construction of apartments in A-2, Apartment Residential, zone facing a residential zone at 3246 Harvey Street. Staff opinion, recommending approval, was given by Rod Sandoz. The applicant was present. IT WAS MOVED by Liddell, seconded by Davis, that, having given due consideration to the plot plan, we recommend that staff proceed with the project. MOTION CARRIED and so ordered.

c) Hegar 4, applicant. Request for sign in buffer area in M-L, Limited Manufacturing, zone at 37th and Edison. Terry Hegar was present representing applicant. After discussion, IT WAS MOVED by Foster, seconded by Nase, to postpone the request until the next work session. MOTION CARRIED and so ordered.

d) Plaid Pantry, applicant. Request for sign in buffer area in C-L, Limited Commercial, zone at 32nd and Olsen. Staff opinion, recommending approval, was given by Rod Sandoz. IT WAS MOVED by Croft, seconded by Nase, to approve the sign as presented subject to the condition that no part of the sign extend over the property line. MOTION CARRIED and so ordered.

PROPOSED AMENDMENTS TO ORDINANCE 1183 - PUBLIC HEARING

Decks and patios, radio towers and major streets considered.

Public hearing was opened at 11:20 p.m., with notice published as required. Hearing was declared closed at 11:22 p.m. IT WAS MOVED by Liddell, seconded by Croft, that the proposed amendments to Ordinance 1183 be recommended for approval to the City Council. MOTION CARRIED and so ordered.

SUBDIVISION - FINAL PLAT APPROVAL

Neal Construction Company, applicant. Request for a re-plat of a portion of Lot 13, Zanders Addition, described as Neal Subdivision (Tax Lot 4800, T1S, R1E, Section 25DD)

It was the consensus of the Planning Commission that the plat could be approved after the applicant draws or narrates on the plat the location of a utility easement.

CORRESPONDENCE AND OTHER BUSINESS

Letter from Mr. and Mrs. Al Salazar dated October 31, 1972, requesting further postponement of ZC-72-8 was read.

It was the consensus of the Planning Commission to discuss the Planning Commission initiation of a zone change on the property at 41st and Johnson Creek Boulevard at a later date.

It was the consensus of the Planning Commission that the December public hearing meeting be changed to December 19, 1972, if there is ample time for staff to give notice of public hearing, or to December 27, if not.

Planning Commission
Regular Meeting

-5-


November 28, 1972

The City Attorney submitted a copy of his report on the conference at the League of Municipal Studies held in Dallas Texas, on November 1, 1972. The secretary was instructed to make copies of the report for all members of the Commission.

Meeting adjourned at 11:55 p.m.


Robert Kennedy, President

ATTEST:


Michelle Eaton, Secretary