

MINUTES OF THE REGULAR MEETING
OF THE
MILWAUKIE PLANNING COMMISSION
September 25, 1979

MEMBERS IN ATTENDANCE

Tom Foeller, President
Louie Monetti
Bob Gudgel
Tom Bond
Bob Kennedy (entered meeting at 7:01 p.m.)
Jim Lotz (entered at 7:04 p.m.)

STAFF IN ATTENDANCE

Jonathan Stein, Ass't. Planner
Janet Call, Secretary

1. CALL TO ORDER

The September 25, 1979 meeting of the Planning Commission was called to order by President Tom Foeller at 7:00 p.m. The Pledge of Allegiance was recited.

2. CONSENT AGENDA

- 2.1 Approval of Minutes of August 28 and September 10 meetings
- 2.2 Membership Vacancy
- 2.3 Zone Change Hearings

IT WAS MOVED by Monetti, SECONDED by Gudgel, to approve the Consent Agenda. MOTION CARRIED unanimously by those present.

3. AUDIENCE PARTICIPATION

There was no one present for audience participation.

4. PUBLIC HEARINGS

- 4.2 VR-79-14 Michelle Schoonover, applicant. Kenneth & Michelle Schoonover, M-79-29 property owners. Request to allow side yard of 5 ft. rather than required 10 ft. and public street frontage of 15 ft. rather than required 20 ft. for flag lot access strip on property to be partitioned at 2839 SE Boyd in R-7 Single Family Residential zone.

The Public Hearing was opened at 7:01 p.m. Jon Stein gave staff report recommending approval of applicant's request. No correspondence was received regarding this application.

Speaking: Michelle Schoonover, 2839 SE Boyd
Speaking against: R. G. Dernbach, 2863 SE Boyd.

Mr. Dernbach expressed concerns against duplexes; he owns property east of the subject property.

The Public Hearing was closed at 7:07 p.m. IT WAS MOVED by Monetti, SECONDED by Kennedy, to approve VR-79-14 and M-79-29 as per staff Recommendation and because it meets the criteria for granting a variance. MOTION CARRIED unanimously.

- 4.1 C-79-12 William Covington, applicant. Walter & Eunice Swan, property
M-79-30 owners. Request to build duplex on 10,000 sq. ft. parcel
on the west side of 29th Avenue, north of Boyd Street in
R-7 Single Family Residential zone. Lot is to be split from
a parcel totaling 17,000 sq. ft.

The Public Hearing was opened at 7:09 p.m. Jon Stein gave Staff Report recommending approval with conditions.

Speaking for applicant: Richard Ells, Stan Wiley

The Public Hearing was closed at 7:19 p.m. IT WAS MOVED by Kennedy, SECONDED by Monetti to approve C-79-12 and M-79-30 with the following conditions:

1. Street, site utility, drainage and details for fire protection to be approved by Public Works and Fire Departments.
2. Provide improvements on 29th Avenue to the specifications of the City Engineer, and sign developers agreement re streets, curbs, gutters, and sidewalks.
3. Large trees on the site will be preserved.
4. The duplex shall be limited to one story in height.

There was concern that needed street improvements would not take place with the signing of a developers agreement. In some cases, street improvements are needed when building permits are issued.

MOTION CARRIED unanimously.

5. CONSIDERATION

- 5.1 PR-79-2 Robert Verpoorten, property owner. Request to construct elevated deck on north side of house and room above garage of existing dwelling at 5237 S.E. Brookside Drive in R-7 Single Family Residential zone. The site is within the Floodway Fringe of the Flood Hazard Zone of Johnson Creek.

Staff Report was given by Jon Stein, recommending approval with one condition.

Speaking: Robert Verpoorten, Jr.; 5237 SE Brookside Dr.
Robert Verpoorten, Sr.; 5900 SE 83rd, Portland

Questions were raised about the filing fee; it was explained that a request must be made of the city manager to waiver fees. IT WAS MOVED by Lotz, SECONDED by Bond, to approve PR-79-2 based on staff recommendations and condition.
MOTION CARRIED unanimously.

- 5.2 Lloyd Fitzell, 8905 S.E. 29th, raised questions regarding the application C-79-12/M-79-30 William Covington, applicant. He was unable to get to the meeting any earlier and had intended to speak against this application. He lives on the property to the north. It was explained that he could appeal the decision; and it was mentioned that he could have written a letter or contacted his neighborhood council regarding his concerns about negative impacts.

5.3 Naming of Keller Property

It was consensus fo the Planning Commission that naming of the park on the Keller property should be handled by the Parks and Recreation Commission.

6. OTHER BUSINESS

6.1 Planning Commission Policies

The consensus of the Planning Commission was to approve the three policies on sideyard interpretation; but to hold up on approving the CB Conditional Use interpretation until the new Zoning Ordinance is adopted.

6.2 Bob Kennedy brought up a traffic problem on northbound 21st Avenue at the intersection at Monroe Street. He felt the left turn into the First State Bank parking lot is causing a traffic hazard and the Public Works Department should look into an alternative.

6.3 It was noted that there should be encouragement to fill the Planning Commission vacancy as soon as possible; a message to the City Council should reflect this.

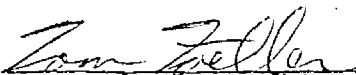
6.4 It was requested that duplex criteria from the late 60's should be reviewed.

6.5 It was requested that the Planning Commission receive copies of the zone change hearing notices sent out to the 16 areas to be rezoned.

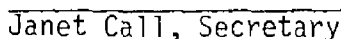
6.6 It was consensus of the Planning Commission that Tom Bond be elected Vice President.

6.7 It was requested that the Public Works Department explain the Developers/Builders agreement procedure.

The meeting was adjourned at 8:52 p.m.


Tom Foeller, President

ATTEST:


Janet Call, Secretary

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Drive in R-7 Single Family Residential zone. The site is
within the Floodway Fringe of the Flood Hazard Zone of
Johnson Creek.
 - 5.2 Name for City Park (Keller property)
6. OTHER BUSINESS
 - 6.1 Planning Commission policies (4)