

City of Milwaukie  
PLANNING COMMISSION SPECIAL MEETING  
November 12, 1974

A special meeting of the Milwaukie Planning Commission was held on the 12th day of November, 1974, in the Council Chambers. The meeting was called to order by Bob Kennedy, President Pro Tem, at 7:00 p.m.

Members present: Bob Kennedy Jerry Mesander  
Mark Landis Jon Nickel

Members absent: Louis Casale (excused) Byron Foreman  
Dennis Davis (excused)

Also present: Hal Schilling, City Manager Joy Burgess, Councilwoman (late)  
Bob Stochosky, Councilman Michelle Brown, Secretary

#### AUDIENCE PARTICIPATION

a) Jack Wright, 11107 Wood Avenue, approached the Commission with a request to keep 24 chickens at his residence, which is located in an R-7 zone. Mr. Wright was advised of the Zoning Ordinance restrictions concerning the keeping of chickens in a residential zone and he is unable to comply with several of the provisions: cannot obtain signature of approval of one adjoining property owner, does not have one acre of land, chicken house is within 100 feet of another dwelling not on his lot. Staff was instructed to give Mr. Wright a copy of the circumstances for a variance and the requirements for keeping poultry in a residential zone. Mr. Wright was invited to confer with staff re any possible solutions to his problem.

#### DECISION ON C-74-11

C-74-11 Franko Oil Co., applicant. Request to re-open an existing service station in C-L; Limited Commercial, zone at 901 S. E. McLoughlin Blvd. (Tax Lot 3100, T1S, R1E, Section 35AA)

The President Pro Tem announced that no decision would be rendered on this application at this meeting, due to the fact that the City Attorney and President of the Commission are not able to be present. The applicant and his representatives have been informed by phone and letter that the decision would be rendered at the regular meeting scheduled for November 26, 1974.

#### NEW BUSINESS

a) Request for sign for approved conditional use - Learning Tree Day School, applicant. 3036 S. E. Monroe in A-2, Apartment Residential, zone. Michelle Brown gave background information on this request and displayed a drawing of the proposed signs. IT WAS MOVED by Mesander, seconded by Landis, to approve the request for these signs. MOTION CARRIED and so ordered.

b) Planning Commission interpretation - Tax Lot 4100, T1S, R1E, Section 25AC (located at northeast corner of 32nd and Wake) in two zones (C-L and A-3). Hal Schilling displayed a plot plan of the subject parcel showing the zoning boundary and explained the different development densities that could be applied, ranging from 2 to 6 units being built. It was the consensus of the Commission to take no action on this request at this time, but to instruct staff to investigate the situation, trying to determine the

history of the situation and how many other situations are there currently in the City similar to this. IT WAS MOVED by Landis, seconded by Mesander, to give this further study. MOTION CARRIED and so ordered. This item will be considered at the December work session.

#### OLD BUSINESS

- a) Additions or changes to report submitted to City Council due to new information received from Clackamas County Planning Dept. and Columbia Region Association of Governments re Clackamas Town Center. There was discussion on this issue, with the following comments made: proposed site is not good farm land, CRAG'S figures show that Milwaukie's core area will be substantially affected by the proposed Center. It was concurred that the services provided by a regional shopping center (large dept. stores, etc.) should not considerably detract from those offered by a convenience center (grocery, cleaners, etc.) such as Milwaukie's downtown. IT WAS MOVED by Nickel, seconded by Mesander, notwithstanding the CRAG report, the Planning Commission stand by its earlier recommendation of approval with qualifications. MOTION CARRIED and so ordered, with Landis abstaining.
- b) Staff reminded members of the Sunday afternoon work shop for Planning Commissioners at the League of Oregon Cities convention to be held November 17-19 at the Hilton.
- c) Discussion continued on the proposed Sign Ordinance. Mrs. McAlon, manager of the Lake Village Apartments, approached the Commission with a request to add a provision to the proposed ordinance that would allow off-premise directional signs for apartments, etc. Her particular situation is unique in that the apartment complex is located at the end of a dead end street, down a steep slope and is not visible to passing motorists. Staff was instructed to draft a section that would deal with this type of problem with general limitations, but giving the Planning Commission some flexibility and choice without having a public hearing, etc.

#### CONSIDERATION

- a) Staff presented a proposed preliminary plat submitted by Jim Jobes for property located at the northwest corner of Where'se Lane and Elsewhere Lane. This property is zoned R-10 and is designated as Low Density Residential in the Comprehensive Plan. The applicant proposed a density approximating R-7. It was the consensus of the Planning Commission that it would be spot zoning, and may set a precedent, and there is no justification for the decrease in density.
- b) Hal Schilling announced that the City had ranked number 2 out of 29 for a request for 701 funds to update the Comprehensive Plan. However, it appears we will not be getting as much money as we requested.
- c) Michelle Brown announced a meeting of the Council of Oregon Planners to be held November 21, 1974 from 1:00 p.m. to 3:30 p.m. at the Sheraton Hotel, with speakers on "State-wide Goals and Local Planning Commissions" and "What Is the Relationship Between the Statewide Citizen Involvement Advisory Committee and Local Planning Commissions?" and urged members to attend if possible.

Meeting adjourned at 9:30 p.m.

ATTEST:

  
Michelle Brown, Secretary

  
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Bob Kennedy, President Pro Tem