

PLANNING COMMISSION  
MEETING OF DECEMBER 1, 1966

A special meeting of the Milwaukie Planning Commission was held on the first day of December, 1966, in the City Council Chambers, for the purpose of holding public hearing on a proposed zone change.

The meeting was called to order at 8:00 p.m., by President Dave Strauss, with the following members present:

Elizabeth Brod	Rich Eddy
C. Mervin Englund	Robert Kennedy
Allan Jones	Dave Strauss

also present:

Max Thompson, Ass't Mgr.	Barbara Watson, Sec'y
Dick Ivey, Plan. Consultant	Robert Mills, City Att'y

absent:

Jerry Miller	Robert Richmond, Mayor
	Fred Dyer, City Mgr.

PUBLIC HEARING

Application #66-18, Applicant B & V Motors, Inc., from 3-R-1 to Industrial Zone, T. L. 1 of Lot 8 of the Gibson's Subdivision of J. A. Logan Tracts, (4940 SE Johnson Creek Boulevard), proposed use - Auto Parts Warehouse - New and used.

Prior to opening the public hearing, the Chair advised the representatives from B & V Motors that according to City Ordinance the homes, on property proposed for zone change, would not be allowed to be used for rental purposes after the zone is changed.

Mr. Stengel, Sec-Treas. of B & V Motors, was questioned as to whether or not he would consider a zone change on just a portion of the property, rather than the entire area originally requested. He advised that this would be considered.

Hearing was opened with the President asking those wishing to speak at time and place set out in public notice and published in the Milwaukie Review for or against the proposed change to come forward and be heard.

Speaking in favor: Mr. Stengel - B & V Motors

Speaking in opposition:

Mr. Wallace Potter, 4724 Johnson Creek Blvd.,  
Leo Montez, 5226 Brookside Drive  
Wm. Tobiassen, 5005 Brookside Drive  
Mrs. M. Jacobs, 4936 Brookside Drive  
Edw. Bain, 4930 Johnson Creek Blvd.  
LeRoy Thiessen, 5225 Brookside Drive  
Mrs. Henderson, 5110 Johnson Creek Blvd.  
Mr. Jared Johnson, 5025 Brookside Drive (letter also submitted)  
Mr. H. Marr, 4905 Brookside Drive  
Mr. Dave Fowler, 5235 Brookside Drive  
Mr. Robert Peasley, 4820 Johnson Creek Blvd.

Letter in opposition: Ford Industries, 5001 SE Johnson Creek Blvd.

Phone call in opposition: Larry Knaub, 4705 Brookside Drive

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Hearing was declared closed at 9:10 p.m.

Information brought out during discussion:

Property would be graded and graveled and an obscure fence put around the property.

No immediate use is planned for the rear of the property; possible parking of equipment.

No selling planned at this location. Some dissembling would be done in the building, not outside.

City Engineer's comments were that this area is shown on the Preliminary Plan as future industrial zone. He pointed out that the road on the South side of the tracks is a private one.

Dick Ivey, Planning Consultant, pointed out the future use, according to overall plan, is Industrial; however, at the present time, the primary use is residential. The Planning Commission might possibly give some consideration to a change in the general plan of the area.

#### MOTION

It was moved by Kennedy, seconded by Jones, that the Planning Commission recommend to the Council that the zone be changed from 3-R-1 to Industrial Zone, on T. L. 1 of 8, Gibson's Subdivision of Logan Tracts.

After further discussion, it was moved by Jones, seconded by Brod, that the above motion be tabled until the next regular meeting of the Planning Commission on December 20, 1966. Motion carried and so ordered.

Further information is to be obtained regarding the access road to the property; what kind of vehicles will be using the roadway and the condition of the road; a clear description of the property to be rezoned; and possible easement along the creek side of the property.

No further business, the meeting was duly adjourned at 11:00 p.m.

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Dave Strauss, President

ATTEST:

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Barbara J. Watson, Secretary