

City of Milwaukie  
PLANNING COMMISSION MEETING  
February 16, 1971

The regular meeting of the Milwaukie Planning Commission was held on the 16th day of February, 1971, in the Council Chambers. The meeting was called to order by Dan Croft at 8:00 p.m.

Members present: Dan Croft Fred Liddell Robert Kennedy  
John Foster Evan Whitaker Allan Jones (entered at 8:25)

Excused absence: Richard Nase

Also present: Max Thompson, Assistant City Mgr. Mayor Don Graf  
Tom Hawkins, Consultant Planner Bette Bierer, Sec'y  
J. Wayne Daigle, Dir. of Pub. Wks.

Prior to the meeting, in executive session, the following officers were elected to a one-year term, to begin with the first meeting in February, 1971.

President	Dan Croft
Vice President	Robert Kennedy
Secretary	Bette L. Bierer

It was moved by Whitaker, seconded by Liddell, to approve the minutes of January 19 and January 26, 1971, as written. Motion carried and so ordered.

#### PUBLIC HEARING

C-71-4 Pete Wilson Development Corpn., applicant; request for duplex in R-10 zone on south side of Lake Road between Boss Ln. and Vernie Rd. (TL 5901, 1 1E, Sec. 36DD).

Public hearing was opened at 8:10 with notices mailed as required. Staff reports from Hawkins and Daigle were read.

Speaking for: Howard Arnold, 2411 S.E. 42nd St. (repr. applicant)

Speaking against: Kermit Bradshaw, on behalf of Milwaukie Lutheran Church  
Dr. George Corti, 4011 Lake Road

Hearing was declared closed at 8:25 p.m.

IT WAS MOVED by Whitaker, seconded by Liddell, to deny the application because of the lack of sewer facilities to the subject property at this time, and to recommend to the City Council that application fee be refunded. MOTION CARRIED and so ordered.

#### EXCEPTION AND VARIANCE REQUESTS

VR-71-1 Gerald G. Stutzman, applicant; request to waive minimum side yard requirement at 12216 Sequoia St., R-7 zone.

Staff report which recommended denial was read.

(VR-71-1)

Speaking for: Mr. and Mrs. Gerald Stutzman, 12216 Sequoia

Correspondence for: Mr. and Mrs. Michael Lisac, 12146 Sequoia (adjoins subject property)

IT WAS MOVED by Whitaker, seconded by Foster, to deny request VR-71-1. MOTION CARRIED and so ordered.

E-71-1 Albert Engelgau, applicant; request to allow a mobile home for dwelling purposes at 13160 S.E. Where Else Lane in R-10 zone.

Staff report, which recommended denial, was read.

Speaking for: Mr. and Mrs. Albert Engelgau, 13160 S.E. Where Else Lane

IT WAS MOVED by Kennedy, seconded by Jones, to grant approval on a limited basis, subject to the stipulation that the mobile home will be removed from the property at the termination of the specific need as delineated in the application, and subject to written approval of the County Sanitarian for septic tank use. AYES: Kennedy and Foster. NOES: Whitaker, Liddell and Jones. MOTION FAILED to pass.

IT WAS MOVED by Whitaker, seconded by Jones to deny request E-71-1. MOTION CARRIED and so ordered.

IT WAS MOVED by Whitaker, seconded by Jones, that City Staff, after proper investigation and consideration, draft a change to Ordinance 1183 which would allow the type of use that was applied for in E-71-1. MOTION CARRIED and so ordered.

#### OLD BUSINESS

ZC-70-14 There was discussion regarding method to establish Flood Hazard Zone boundary, but a decision could not be reached. With concurrence of the members present, the Chairman postponed action until after a work session which was set for Tuesday, February 23, at 7:30 pm in the City Hall.

#### OTHER BUSINESS

Hegar-4 plans approval in M-L zone buffer area on property located at 11415 37th Avenue (at the corner of 37th, Edison and the Expressway).

IT WAS MOVED by Liddell, seconded by Whitaker, that sight-obscuring screening at least 5 feet in height be provided along the Expressway side of the property. MOTION CARRIED and so ordered.

Meeting was duly adjourned at 10:35 p.m.

Attest:

Bette L. Bierer  
Bette L. Bierer, Secretary

Daniel E. Croft  
Dan Croft, President