

PLANNING COMMISSION REGULAR MEETING

December 19, 1967

The Regular Meeting of the Milwaukie Planning Commission was held on the 19th day of December, 1967, in the City Council Chambers. The opening of the meeting was delayed because of the snowy weather. The meeting was called to order by President Allan Jones at 8:22 p.m., with the following members present:

Mervin Englund

Robert Kennedy

Richard Nase

Also present were:

Max Thompson, Coordinator

Wayne Daigle, City Engineer

Don Graf, City Council, representing Mayor Robert Richmond

Bette Bierer, Secretary

Absent: Elizabeth Brod Watters
Fred Liddell
Richmond Eddy

Robert Mills, City Attorney
Fred Dyer, City Manager

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Nase, that the minutes of the December 12 Special Meeting be approved as written. MOTION CARRIED and so ordered.

ZONE CHANGE REQUEST

ZC-67-6, Bill Hupp. To change TL 2 of Lot 1, Henneman's Acres (2626 Washington) from 3R2 to 3-R-2-Special Zone.

IT WAS MOVED by Mr. Nase, seconded by Mr. Englund that a hearing date be set for January 4, 1968 at 8:00 p.m. in the Council Chambers, the publication dates being set for December 27 and January 3, and written notice of the hearing sent to the property owners of record within 200 feet of the property boundaries. MOTION CARRIED and so ordered.

VARIANCE REQUEST

VR-67-11, Kermit W. Jensen. Request for fence height variance at 3909 Lake Road.

Staff recommendation: Approval if revocable. IT WAS MOVED by Mr. Englund, seconded by Mr. Kennedy, to grant the variance for the fence height on the condition the City could revoke the variance at any time. MOTION CARRIED and so ordered.

SPECIAL PERMITS

SP-67-18, Leo Beckman. Request for a Special Permit to build a duplex in a 3-R-1 zone, on the South 1/2 of Lots 23 and 24, Blk 3, Quincy Addition.

In addition to the special request to build a duplex in a 3-R-1 zone, the applicant also asked for a variance of lot size, since the requirement for a duplex is 7500 sq. ft. and the property as captioned above contains only 5000 sq. ft.

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Englund, to deny the application to build a duplex because of the density factor. MOTION CARRIED unanimously and so ordered. Mr. Englund requested that the record show the decision to deny the application was based on both the existing ordinance footage requirement, and the lot size proposed under the new zoning ordinance.

SP-67-19, Drs. D. J. Hildreth and R. A. Schutheis. Request to build a Medical-Dental building in a 3-R-2-Special zone at Campbell Street between Myrtle and Oak Streets, Lots 1, 2, 3, 28, 29, and 30, Blk 2, Roberts Replat #403.

This application was set aside at the applicant's request until January 16, 1968.

APPROVAL OF BUILDING PLANS

SP-67-7A, Christian & Missionary Alliance Church of Milwaukie.

Set aside until January 16, 1968 at the applicant's request.

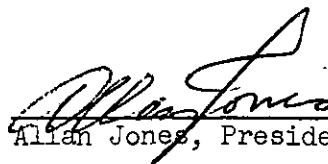
SP-67-10A, Peterson & Spitznagel, Approval of plans for an apartment project located on TL 133, Lot Whitcomb D.L.C. (2600 S.E. River Road).

IT WAS MOVED by Mr. Englund, seconded by Mr. Nase, that the plans be redrawn accurately and to scale and be brought to the staff in sufficient time to be reviewed for accuracy and compliance prior to the meeting, and then to be considered by the Planning Commission at the first possible meeting, which could be January 4, 1968. MOTION CARRIED and so ordered. The applicant was informed that Phase 1 and Phase 2 of the development would have to be treated separately and therefore the remaining amount of land for Phase 2 would necessitate reducing the number of units from 34 to 30, with 47 parking spaces required.

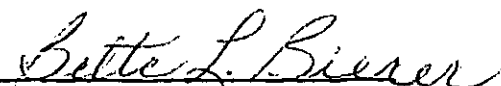
Item 8-a. on the Agenda was tabled until January 16, 1968.

The President reminded members of the public hearing on the proposed zoning ordinance to be held on January 11 in the Council Chambers.

As there was no further business to come before the Commission, the meeting was duly adjourned at 10:30 p.m.


Allan Jones, President

ATTEST:


Bette L. Bierer, Secretary