

City Council Minutes - July 2, 1962

~~100 feet north of York Street, the 200 foot wide strip will be proposed by the subdivider and approved by the Planning Commission.~~

~~Motion was made by Malone, seconded by Knudsen, and all voting yea, to approve the preliminary plan of the subdivision as recommended by the Planning Commission and accepting the proposal of the subdivider to designate a 100 foot wide strip along Mile Creek as an outlet and to deed the outlet to the City.~~

Conditional Use Permit
to Erect Apartment
Building at 8933, 8941,
8949 Portland Avenue in
Residential (R-4) Zone
Case 3103

The Council was requested to consider approving a permit for Erling Mikkelson for the erection of an apartment building at 8933, 8941, and 8949 Portland Avenue. This item has appeared before the Planning Commission and the Council at many different times and the suggested changes made by both groups have been incorporated into the building plans.

The plans for the building were shown to the Council by Mr. Mikkelson. Members of that body raised various questions regarding past activities concerning this request. The City Manager, Ray Olsen, reviewed the matter explaining the transfer of land between Mr. Mikkelson and the City, the latter receiving land for park purposes in exchange for the land Mr. Mikkelson now wishes to build upon.

Viitala questioned whether or not the property owners in the area had been notified of the proposed building plans and was informed that adjacent property owners were. He felt, however, that some of the other nearby residents should also have received notice that this building was contemplated. Hoffman questioned the type of building to be erected and stated that he personally did not care for the building design as drawn. He also thought that the residents should have an opportunity to view several suggested plans and indicate their choice of which they thought was best. It was brought out by the developer and the Building Superintendent that when an architect draws up plans which conform to the nearby buildings, in this case a school across the street, that he would not be influenced to any extent by what the residents themselves thought would look best.

The Planning Commission had recommended approval including approval for an over-size garage. They felt that final plans for apartments on this property showed individual treatment, a good circulation pattern, full use of the property, appropriate setbacks and well located garage.

After a lengthy discussion, a motion was made by Malone, seconded by Nelson, to approve the recommendation of the Planning Commission and grant the conditional use permit. The vote: Knudsen, Adams, Malone, Hasselberg and Nelson, aye; Viitala, nay. Hoffman abstained. The motion so carried.

Viitala voted "nay" for the reasons indicated above in that he felt the residents should have been notified and had an opportunity to voice their sentiments in the matter. Hoffman abstained because he, too, felt the residents should have been consulted, particularly on the type of building to be erected. Adams indicated that although he voted "yea" on the motion, he nevertheless agreed with Hoffman that the residents should have an opportunity to be heard but that as long as matters had progressed this far with the preparation of the final plans he would not wish to delay it further.

Mr. Meyer, the Building Superintendent, indicated that in the future his department will see that all property owners in the vicinity of such developments are notified when building and site plans are considered by the Planning Commission so that a recurrence of what transpired at this meeting would not occur again.