



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: March 6, 2019

You are receiving this notice as the applicant of an appeal of a Type I land use decision. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner and applicant. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, March 26, 2019, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	AP-2019-002 (Appeal of DEV-2019-002)
Location:	11380 SE 21 st Ave (11E36BC03700) <i>A map of the site is located on the last page of this notice.</i>
Original Proposal:	DEV-2019-002 approved a change of use on the site to an internet retail business and a tap room. The site is located on 2 streets that are classified as arterial streets. In order to satisfy the requirements of MMC 12.16, a condition of approval required that the easternmost driveway be closed.
Reason for Appeal by Appellant	The appellant is the property owner and the original applicant of the development review. They are opposed to the requirement to close the easternmost driveway, citing concerns about access to the rear portion of the building for deliveries to the storage and kitchen area of the building. They also note that the driveway has been in existence for many years.
Appellant Contact	Robert and Carla Pletka 13545 SE Beech St, Milwaukie, OR 97222 503-880-1590/carla@glorygal1912.com
Original Applicant/Primary Contact Person:	Same as above.
Owner(s):	Same as above.
Staff contact:	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 Tel. 503-786-7653; Email – koliasv@milwaukieoregon.gov

Applicable Criteria:	<ul style="list-style-type: none"> • Milwaukie Municipal Code (MMC) Section 19.1010 Appeals • MMC Title 12.16 Access Management • MMC Section 19.304 Downtown Mixed Use Zone • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.1004 Type I Review <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/AP-2019-002>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, March 20, 2019**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (by appointment; open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 9600 SE Main St (temporary location; call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov/meetings>

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

<p align="center">NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.</p>
