



**City of Dallas
Planning Commission
Council Chambers - City Hall
September 9, 2015 - 7:00 p.m.**

MINUTES

1 CALL TO ORDER

2 President Chuck Lerwick called the meeting to order at 7:00 p.m.

3 ROLL CALL

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Marc Pazina, and
5 Robert Wilson.

6 Absent: Les Oehler, David Shein

7 Staff present: City Attorney Lane Shetterly, Planner Suzanne Dufner, and
8 Recording Secretary Margie Pearce.

9 APPROVAL OF MINUTES

10 President Lerwick presented the minutes of the regular meeting of July 14, 2015 and August 11,
11 2015. It was moved by Commissioner Bob Wilson to approve the minutes as presented. The
12 motion was duly seconded by Commissioner Marc Pazina and carried with a unanimous vote.

13 PUBLIC COMMENT

14 President Lerwick explained the rules for making public comment.

15 There were no public comments.

16 PUBLIC HEARING

17 Conditional Use Permit 15-03 Applicant: Ian Chase

18 President Lerwick opened the official Public Hearing for CUP 15-03 at 7:03 p.m. and read the
19 public hearing procedure.

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23 **STAFF REPORT:**

24 Ms. Suzanne Dufner reviewed the staff report for a Conditional Use Permit for an oversized
25 accessory structure in a residential low density zoned area. Ms. Dufner recommended approval
26 with five (5) conditions.

27 **COMMISSIONER QUESTIONS**

28 Commissioner Lerwick asked if code allowed for the stormwater run-off to be collected by gutter
29 and piped into storm system. Ms. Dufner replied yes.

30 Commissioner Kowash asked how close the neighbor's home was to the proposed building. Ms.
31 Dufner replied that the applicant could explain that in his presentation.

32 Commissioner Castelli asked if there were any comments from neighbors. Ms. Dufner replied
33 that one neighbor phoned and asked some general questions, but had no objections.

34 **APPLICANT PRESENTATION**

35 Mr. Ian Chase stated that the neighbor on the east side, closest to the proposed building had
36 vehicles parked between the property line and their house and the owner welcomed the outdoor
37 lighting that would be offered. Mr. Chase stated that the building was 16 feet tall because he
38 hoped to acquire the property behind his home and the building could serve as an access way to
39 that property. He also stated he had no objections to the conditions of approval.

40 President Lerwick closed the Public Hearing at 7:20 p.m.

41 **DISCUSSION BY COMMISSION**

42 It was moved by Commissioner Castelli to recommend approval of CUP 15-03 with the five (5)
43 staff recommended conditions outlined in the Staff Report. The motion was duly seconded by
44 Commissioner Kowash and carried with a unanimous vote.

45 **OTHER BUSINESS**

46 Ms. Dufner reviewed the revisions and corrections to the Dallas Development Code
47 Admendments. She stated there would be a public hearing on the amendments at the October 13
48 Planning Commission meeting.

49 **COMMISSIONER COMMENTS**

50 There were discussions regarding the Blue Garden building progress, the opening of a new
51 business; The West Valley Taphouse, and the Mercer Reservoir water capacity.

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54 **The meeting adjourned at 7:45 p.m.**

APPROVED:

President

Date