



**City of Dallas
Planning Commission
Council Chambers - City Hall
October 13, 2015 - 7:00 p.m.**

MINUTES DRAFT

CALL TO ORDER

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

ROLL CALL

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

Absent: Les Oehler

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner Suzanne Dufner, and Recording Secretary Margie Pearce.

APPROVAL OF MINUTES

President Chuck Lerwick presented the minutes of the regular meeting of September 9, 2015. Commissioner Wilson made a motion to approve the minutes as presented and Commissioner Shein seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

President Chuck Lerwick explained the rules for making public comment.

There were no public comments.

PUBLIC HEARING: MP 15-01

Detailed Development Plan Review for Property in the Barberry Node
Applicant: Paul Trahan-Trahan Consulting

President Lerwick called the hearing to order at 7:03 pm and called for any ex-parte communications.

Commissioner David Shein reported that he had exchanged emails from the applicant to clarify 2-3 of the conditions of approval recommended by staff and concerns regarding the conditions that would be raised by the applicant during the hearing.

Mr. Lane Shetterly stated the communication did not exclude him from participating in the hearing.

STAFF REPORT:

Ms. Suzanne Dufner reviewed the staff report and recommended approval with seven (7) conditions. She introduced a letter from Sandra Harris and Robert Booth, received earlier this week, which opposed MP 15-01.

APPLICANT PRESENTATION:

Paul Trahan of Trahan Consulting stated his client had a concern with condition one (1) of the recommendation. He said that his client had not seen the Infrastructure Agreement referred to and knew that it would take longer than the 10 day appeal process to see it. He requested that his client be allowed to proceed with a preliminary subdivision plat and have the word preliminary be changed to final in the last line of condition one (1).

PERSONS SPEAKING FOR OR AGAINST:

There were none.

REBUTTAL:

There was none

COMMISSIONER QUESTIONS:

Commissioner Shein asked whether the applicant's concern had anything to do with Item six (6) on the agenda. Mr. Trahan replied it was somewhat.

President Lerwick closed Public Hearing MP 15-01 at 7:40pm

DISCUSSION BY COMMISSION:

There was a discussion regarding the impact of issues with the Barberry Node MP 14-01 on the future development of the Node and specifically MP 15-01.

It was moved by Commissioner Shein to recommend approval of MP 15-01 with the amendment to condition one (1) changing the wording from preliminary subdivision approval to final subdivision plat approval. The motion was duly seconded by Commissioner Kowash and carried with a unanimous vote.

PUBLIC HEARING: SUB 15-05

38 Lot Residential Subdivision Preliminary Plat Approval

Applicant: David Kearns

President Lerwick called the hearing to order at 7:42 pm and called for any ex-parte communication. There were none.

STAFF REPORT:

Ms. Dufner reviewed the staff report and recommended approval with 20 conditions.

APPLICANT PRESENTATION:

Ms. Brandie Dalton representing the applicant stated that they were expecting the conditions and were in agreement with all 20 and did not anticipate any problems with the wetlands.

PERSONS SPEAKING FOR OR AGAINST:

Paul Villwock, 600 Perrydale Rd, Dallas, voiced his concern that the 10 foot walk way access to the open space would not be large enough to allow maintenance vehicles into the property and was there any reason why it could not be made into a park.

Mr. Jason Locke replied that the area was more of a natural area and once the homes were built, the Home Owner's Association (HOA) would be in charge of up keep and other decisions.

Chuck Johnson, 790 Polk Station Rd, Dallas, stated he was the owner of the property north of the proposed subdivision. He was concerned about how much fill would be pushed toward his land and what would be done about the over grown fence line between the two properties.

REBUTTAL:

Mark Grenz, Multi Tech Engineer, answered the concern about the open space stating that they were going to leave it as a natural area because of the wetlands and to help control the storm water and rain retention. He said that there would be four (4) to six (6) feet of fill dirt at the build site, tapering back to the fence line, which would be cleaned up and then maintained by the HOA.

COMMISSIONER QUESTIONS:

There were none.

President Lerwick closed Public Hearing SUB 15-05 at 8:17 pm.

DISCUSSION BY COMMISSION:

It was moved by Commissioner Shein to recommend approval of SUB 15-05 with the 20 conditions. The motion was duly seconded by Commissioner Wilson and carried with a unanimous vote.

PUBLIC HEARING: LA 15-01

Development Code Update

Applicant: City of Dallas

President Lerwick called the hearing to order at 8:19 pm and called for any ex-parte communication. There were none.

STAFF REPORT:

Ms. Dufner gave the background on the work the Commission had been doing to update both substantive and housekeeping items. She introduced a letter from Scott Lepman, received earlier this week, supporting the changes in LA 15-01. The report recommended submitting the updates to City Council for approval.

PERSONS SPEAKING FOR OR AGAINST:

Eli Boylan, 1554 Greening Dr, Dallas, asked what the new driveway width adjustments would be. Ms. Dufner reviewed Item six (6) with him.

President Lerwick closed Public Hearing LA 15-01 at 8:34 pm.

DISCUSSION BY COMMISSION:

It was moved by Commissioner Wilson to recommend submission of LA 15-01 to the City Council for approval. The motion was duly seconded by Commissioner Shein and carried with a unanimous vote.

OTHER BUSINESS

MP 14-01: Detailed Development Plan Review-Extension Request
Applicant: Meadows Investment Corporation

Mr. Jason Locke introduce a letter received earlier this week, superseding the letter in the agenda packet requesting a 1st Extension deadline from October 26, 2015 to April 26, 2016 and if for any unforeseen circumstances with ODOT, a 2nd Extension deadline to October 26, 2016. It was moved by Commissioner Wilson to approve the extension(s). The motion was duly seconded by Commissioner Shein and carried with a unanimous vote.

Scott English asked about small homes in the City. Mr. Locke reviewed the history of small homes and referred to Item three (3) in the LA 15-01 which addressed the new requirements for small homes in the City.

COMMISSIONER COMMENTS

There were none.

STAFF COMMENTS

There were none.

The meeting adjourned at 8:50 p.m.

APPROVED:

President

Date