



**City of Dallas
Planning Commission
Council Chambers - City Hall
December 8, 2015 - 7:00 p.m.**

DRAFT

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:04 p.m.

3 **ROLL CALL**

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

6 Absent: Carol Kowash

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

10 **APPROVAL OF MINUTES**

11 President Chuck Lerwick presented the minutes of the regular meeting of November 10, 2015.
12 Commissioner Shein made a motion to approve the minutes as presented and Commissioner
13 Castelli seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

15 President Chuck Lerwick explained the rules for making public comment.

16 Paul Trahan, Trahan Consulting commented on the discrepancies between the Conditions of
17 Approval MP 15-01 and SUB 15-06 and wanted to bring it to the Commissioners' attention.

18 Keith Whisenhunt, Project Delivery Group commented on the discrepancies between the
19 Conditions of Approval MP 15-01 and SUB 15-06 and wanted to bring it to the Commissioners'
20 attention.

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22 **PUBLIC HEARING**

23 **SDR 15-01-Modification**

24 **Applicant:** Scott Lepman dba Uglow Storage, LLC

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26 President Lerwick opened the Public Hearing at 7:14pm

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28 **STAFF REPORT:**

29 Ms. Suzanne Dufner reviewed the staff report for a modification to the Site Design
30 Review approval for Phase One and Two at Uglow Storage, 902 SE Uglow St. Staff
31 recommended approval of the request to modify SDR 15-01 with four (4) conditions.

32 **APPLICANT PRESENTATION:**

33 Mr. Scott Lepman, 100 Ferry St. NW, Albany, elaborated the company's reasons for the
34 modification.

35 **PERSONS SPEAKING FOR OR AGAINST:**

36 There were none.

37 **COMMISSIONER QUESTIONS:**

38 Commissioner David Shein asked if the modification is approved what would be going away in
39 the original plan. Ms. Dufner stated she did not know, Uglow Storage would have to come back
40 for another review.

41 Commissioner Chris Castelli asked if there had been any public comments prior to the meeting.
42 Ms. Dufner stated Beth Fitzwater verbally commented opposition to the change because she
43 believed the taller building would impact the view from the back of her property along the creek.

44 Commissioner Castelli asked if elevators were planned. Mr. Lepman replied there were, along
45 with cameras, sprinklers, and a covered loading deck.

46 President Chuck Lerwick asked what the dimensions were of the units on the 2nd and 3rd floors
47 and is there a Fire Marshall report. Ms. Candace Ribera stated the units were 5X5, 7X10 and
48 10X10. Mr. Jason Locke replied that there was not a Fire Marshall report, the Fire Chief and
49 Building Official review the plan.

50 President Lerwick closed the Public Hearing at 7:34 pm.

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53 **DISCUSSION BY COMMISSION:**

54 It was moved by Commissioner Marc Pazina to recommend approval of SDR 15-01-
55 Modification with the four (4) conditions outlined in the Staff Report. The motion was duly
56 seconded by Commissioner Bob Wilson and carried with a unanimous vote.

57 **OTHER BUSINESS**

58 Discussion of the Housing Variety Standards section of the Development Code was postponed
59 until Commissioner Carol Kowash could be present.

60 **COMMISSIONER COMMENTS**

61 President Lerwick asked Mr. Locke if the Commission had accomplished what they said they
62 would in regards to the storm drain systems in the new subdivisions. Mr. Locke stated yes

63 There was a discussion of the storm event on Monday, 12/7/15.

64 **STAFF COMMENTS**

65 City Council approved the amendments to the Development Code.

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68 **The meeting adjourned at 7:57 p.m.**

APPROVED:

President

Date