



**City of Dallas
Planning Commission
Council Chambers - City Hall
January 10, 2017 - 7:00 p.m.**

DRAFT

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 6:58 p.m.

3 **ROLL CALL**

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

6 Absent: Carol Kowash

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

10 **APPROVAL OF MINUTES**

11 President Lerwick presented the minutes of the regular meeting of December 13, 2016.
12 Commissioner David Shein made a motion to approve the minutes as presented and
13 Commissioner Chris Castelli seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

15 President Lerwick explained the rules for making public comment.

16 There were no public comments.

17 **PUBLIC HEARING**

18 **SDR 16-03 – Dallas Senior Center, 950 SE Church St/187 SW Court St.**
19 **Applicant Rex Price, Rex Price Architecture**

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21 President Lerwick opened the Public Hearing at 7:01pm.

22 STAFF REPORT:

23 Ms. Suzanne Dufner presented an overview of SDR 16-03. She stated that this was a new
24 application to address issues raised at the Public Hearing for SDR 16-02 at the April 2016
25 Planning Commission meeting. The main issues were setbacks, parking, pedestrian safety,
26 signage, lighting, building design, landscape features, and fencing. Staff recommended approval
27 subject to 8 conditions.

28 APPLICANT PRESENTATION:

29 Rex Price, Rex Price Architecture, 400 SE Jackson St., Roseburg. Mr. Price commended Ms.
30 Dufner for the succinctness of the staff report. He stated that the first site plan drawings were
31 based on an aerial photo and the improvements on the new drawings were based on a site visit,
32 which allowed for more accuracy.

33 PERSONS SPEAKING FOR OR AGAINST:

34 Jerry Wennstrom, 1009 SE Academy St., Dallas. Mr Wennstrom spoke in favor of the Dallas
35 Area Senior Center, giving some background on finding a site and encouraged the Commission
36 to approve the application. Mr. Wennstrom provided a written copy of his testimony to be
37 entered into the record.

38 Rita Grady, 12290 Orrs Corner Rd., Dallas. Ms. Grady spoke in the capacity of Director for Polk
39 Community Development Corporation. She also spoke in favor of the Senior Center. She gave
40 background on Polk CDC's involvement with the project and read a letter from the President of
41 the Dallas Area Seniors, Lee Goodrich. A written copy of Ms. Goodrich's letter was provided for
42 the record. Ms Goodrich's letter included a petition signed by 126 Dallas Area Seniors in support
43 of the project.

44 REBUTTAL:

45 There was none.

46 COMMISSIONER QUESTIONS:

47 Commissioner Robert Wilson stated that the vision clearance on Court St. was still a concern for
48 him. Mr. Locke commented that once the site was constructed, the city would assess the visual
49 clearance and make adjustments then.

50 Commissioner Castelli asked what the purpose of the 2 ½ foot easement on the south side of the
51 site was. Ms. Dufner explained that it was a permanent setback which allowed more space
52 between the new building and the existing building to the south.

53 Commissioner Lerwick asked whether there was going to be a flag pole. Mr Price replied that he
54 believed there would be, probably part of the artscape on the plaza.

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

56 **DISCUSSION BY COMMISSION:**

57 It was moved by Commissioner Shein to approve SDR 16-03 application with the eight (8)
58 conditions. The motion was duly seconded by Commissioner Andy Groh and carried with a
59 unanimous vote.

60 **OTHER BUSINESS**

61 Ms. Dufner reported that there would be an Urban Growth Boundary expansion application on
62 the agenda for next month. She urged the Commissioners to review the overview of the UGB
63 amendment process which was included in the agenda packet and let staff know if they have any
64 questions about the process.

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66 **COMMISSIONER COMMENTS**

67 There were none.

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69 **STAFF COMMENTS**

70 There were none.

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73 **The meeting adjourned at 8:02 p.m.**

APPROVED:

President

Date