



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
January 08, 2019 - 7:00 p.m.**

## **MINUTES**

### **1 ELECTION OF OFFICERS**

2 Mr. David Shein nominated Chuck Lerwick for President, Mr Andy Groh seconded and the  
3 nomination passed unanimously. Mr. Andy Groh nominated Mr. David Shein for Vice President,  
4 Ms. Carol Kowash seconded the nomination and the nomination was passed unanimously.

### **5 CALL TO ORDER**

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

### **7 ROLL CALL**

8 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Andy Groh,  
9 David Shein, Tory Banford, and Robert Wilson.

10 Absent:

11 Staff present: City Attorney Tereasa Ozias, Planning Director Scott Whyte,  
12 Planner Chase Ballew, and Recording Secretary Margie Pearce.

### **13 APPROVAL OF MINUTES**

14 President Chuck Lerwick presented the minutes of the regular meeting of December 11, 2018  
15 Commissioner Shein made a motion to approve the minutes as presented and Commissioner  
16 Groh seconded the motion. The motion passed unanimously.

### **17 PUBLIC COMMENT**

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

19 There were no public comments.

### **20 PUBLIC HEARING**

21 Public Hearing SUB 18-06-Applegate Crossing  
22 Applicant: Jed Bennett, Steve Bennett Construction

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24 **STAFF REPORT:**

25 Mr. Chase Ballew reviewed the staff report stating that this is a 26 lot subdivision at the east  
26 terminus of Jonathan Avenue. Mr. Ballew concluded that the applicant had satisfied the  
27 applicable criteria and recommended approval with 20 conditions.

28 **APPLICANT PRESENTATION**

29 Mr. Jed Bennett, Steve Bennett Construction, 6578 Congregational Court, SE, Salem, shared that  
30 they had met if not exceeded most of the development standards. He stated that his company  
31 agrees with all of the conditions except 5i which talks about open spaces. Steve Bennett  
32 Construction's first choice would be to deed the property to the City. Their next choice would be  
33 to create an HOA for the purpose of ensuring maintenance of the open space tracts. Mr Bennett  
34 then proceeded to address how they came up with the monthly fee dollar amount.

35 **PERSONS SPEAKING FOR OR AGAINST**

36 There were none.

37 **REBUTTAL**

38 There was none.

39 **COMMISSIONER QUESTIONS**

40 After a discussion about enforcement of open spaces if there is no HOA or the city does not take  
41 ownership of the tract. They asked the applicant for more research on cost and data to back it up.  
42 They also wanted the Parks supervisor to show his data on the cost of maintenance of the tract.  
43 Mr. Scott Whyte asked President Lerwick for a recess to discuss the options with the applicant.

44 Recess was called at 8:15pm.

45 Public Hearing was called in to session at 8:25pm

46 The applicant asked for a continuance, with a partial waiver of the 180 days, until the February  
47 Planning Commission. The continuance was granted.

48 Public Hearing SUB 18-06 was closed at 8:24 pm.

49 **OTHER BUSINESS**

50 Mr Scott Whyte brought to the Commissioners the upcoming work sessions, legislative hearings,  
51 possible land use permits, and a few other events for 2019

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53 **COMMISSIONER COMMENTS**

54 There were none.

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56 **STAFF COMMENTS**

57 There were none.

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60 **The meeting adjourned at 9:00pm.**

**APPROVED:**

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President

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Date