



City of Dallas
Planning Commission
Council Chambers - City Hall
May 11, 2010 - 7:00 p.m.

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Chuck Lerwick, Carol Kowash, Carrie Mendell and Dave Pederson

Commissioners Absent: Doris Stefani, Murray Stewart and Robert Wilson

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Joanne Ballweber.

APPROVAL OF MINUTES

Chuck Lerwick presented the minutes of the regular meeting of March 9, 2010. Dave Pederson made a motion to approve the minutes as presented. Carrie Mendell seconded the motion. The motion passed unanimously.

PUBLIC COMMENT – This is an opportunity for citizens to speak to items not on the agenda
NONE

PUBLIC HEARINGS

NONE

OTHER BUSINESS

Study Session – Wireless Communication Facilities

Mr. Locke reviewed with the Planning Commissioners chapter 3.5 of the development code that pertains to Wireless Communication Facilities (WCF). Mr. Locke explained this is necessary because the WCF request will be on the agenda for the next meeting. Mr. Locke stated that it is a conditional use and must meet the standards of the WCF chapter.

Mr. Locke said he has not yet looked at what RealCom has submitted but there is a requirement for a visual study where the WCF can be seen. Mr. Locke noted that assessing visual impact, i.e.; height and color is subjective in terms of the commissioner's review.

Mr. Locke added there are also location restrictions. Mr. Locke stated in addition to the conditional use criteria there are also development standards required. Mr. Pederson stated he doesn't understand the issue when there are poles all over town. The Commissioners, Mr. Shetterly and Staff discussed the reasons for the rules on a WCF. Mr. Shetterly explained that companies want clear and concise rules so they know by reading the code if their project

qualifies. Mr. Locke indicated the reason for the WCF being proposed is not a service or a coverage issue it's a capacity issue.

Mr. Shetterly and Mr. Locke advised the Planning Commission that the code can be changed if the Commissioners desire and a variance process could also be added. Mr. Locke said he would put this issue on the docket for review in the fall.

Study Session – Sign Code Update

Mr. Locke stated the draft for the new sign ordinance will be in the development code not the municipal code when adopted. He indicated he does not want to have a complicated sign ordinance but wants to insure the correct type of signage. Mr. Locke added the vinyl banner signs would also be addressed. Mr. Locke said, as discussed in previous meetings, the existing sign ordinance has multiple issues so did not use it for comparison. He advised the new sign ordinance will be as straightforward as possible and used examples from other cities to meet the needs of Dallas. Mr. Locke noted he wanted the new code to define the common terms used in sign codes. Mr. Locke added the sign code is extremely important because it defines how the community looks. Mr. Locke commented he would like feedback from uptown and downtown business as well as from the general commercial areas. Mr. Pederson questioned the prohibited sign section of the ordinance regarding signs in a vehicle. Mr. Locke answered that a provision could be added to the ordinance to allow "For Sale" signs in an automobile being sold. The commissioners, Mr. Shetterly and staff discussed concerns regarding the off-site signs and event signs. Mr. Locke and Mr. Shetterly advised there would be additional edits for language on these issues. Mr. Locke noted the sign ordinance would probably be on the August agenda.

Mr. Locke informed the Planning Commission that the Commercial Development Team reviews all mural applications. He added if the applicant does not agree with the decision regarding their mural application they can appeal to the City Council.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Mr. Locke announced in addition to the wireless communications facility there may be a 5 lot subdivision on the next agenda. Mr. Locke indicated this small subdivision would be a good opportunity to test the new code. Mr. Locke added that 3 partitions have been approved and there are 3 homes currently under construction.

The Meeting was adjourned at 8:11 p.m.

APPROVED:

President

Date