



City of Dallas  
Planning Commission  
Council Chambers - City Hall  
March 8, 2011 - 7:00 p.m.

## MINUTES

### CALL TO ORDER

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

### ROLL CALL

Commissioners Present: Chuck Lerwick, Carol Kowash, Dave Pederson, David Shein, Paul Holstege, Murray Stewart and Robert Wilson

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke and Recording Secretary Kris Pierce

### APPROVAL OF MINUTES

President Lerwick presented the minutes of the regular meeting of February 8, 2011. Commissioner Shein moved to approve the minutes as presented. Commissioner Holstege seconded the motion. The motion passed unanimously.

### PUBLIC COMMENT

None

### PUBLIC HEARING – DELIBERATION ONLY

- A) **SUB 10-03 Application for a 121 Lot Residential Subdivision (31.16 total acres) TAX LOT #7531A/600, 602 & 7530D/1002 known as the Creekside Subdivision, located on the South side of SW Oregon Trail Drive and SW Applegate Trail Drive.**  
**Applicant: Mark Grenz and Multi/Tech Engineering Services, Inc.**

President Lerwick advised that no further testimony would be heard and the public hearing was closed. President Lerwick stated that Mr. & Mrs. Mannenbach submitted a motion to strike applicants' rebuttal testimony. City Attorney Shetterly explained the motion to strike applicants' rebuttal testimony in two parts: 1) failure to submit rebuttal testimony in a timely matter, and 2) "new evidence" in applicants' rebuttal testimony.

President Lerwick entertained a motion to deny the Mannenbach's motion to strike applicants' rebuttal testimony for failure to submit in a timely matter. Commissioner Wilson moved to deny the motion to

strike and Commissioner Stewart seconded. The motion to deny the Mannenbach's motion to strike for failure to submit in a timely matter passed unanimously.

President Lerwick requested a motion to approve the Mannenbach's motion to strike new evidence consisting of the paragraphs on page 3, which begins "Our Wetlands Consultant" and the following italicized subject matter that immediately follows that paragraph, as well as material regarding flooding in the City of Keizer on page 4 of applicants' rebuttal. Commissioner Shein moved to approve the Mannenbach's motion to strike new evidence and Commissioner Kowash seconded. The motion passed unanimously.

Deliberations were held on the matter. Commissioner Pederson asked for clarification of the drainage system. Jason Locke advised that the Dallas Development Code addressed that matter. Commissioners Holstege, Pederson, Kowash and Shein requested clarification on development in the floodplain and application criteria. Mr. Locke and City attorney Shetterly provided clarification on floodplain development and preliminary application approval.

Commissioner Wilson moved to approve the application with the eleven conditions contained in supplementary staff report #2 and Commissioner Shein seconded the motion. The motion to approve the application passed with Commissioner Pederson abstaining from the vote. President Lerwick declared Planning Commission Public Hearing concluded. Mr. Locke explained the appeal procedure.

**OTHER BUSINES**

None

**COMMISSIONER COMMENTS**

None

**STAFF COMMENTS**

Mr. Locke provided small zoning maps to each commissioner and noted that a Conditional Use Permit application would be before the Commission probably in May of this year.

**The Meeting was adjourned at 7:26 p.m.**

**APPROVED:**

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President

\_\_\_\_\_  
Date