

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
MINUTES
August 11, 2014
7:03 pm

1. ROLL CALL: Members Present: Bill O’Dea, Eleanor Knapp, Ella Harper
 Members Absent: Dan Berg, Scott Lawson

2. AGENDA APPROVAL:
Motion to approve the agenda as presented.
Motion carried: 3 - 0.

3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from the May 12, 2014 meeting as presented.
Motion carried: 3 - 0.

4. PUBLIC HEARING:

- a. Habitat for Humanity, Short Plat 2014-1, 2014-2 & 2014-3
Chairman O’Dea recessed the regular meeting at 7:05 to open the public hearing, noting name and address was needed for those wishing to comment on the hearing items of subdivision of property.
Darla McGovern, 421 E. I Street – noted her objections to the proposed plat, her concerns with cultural mix of people living in the area and objected to the redundancy and cost to Habitat for Humanity for the City Platting process.
Liam McGovern, 421 E. I Street – noted his objections to the request and had other comments for the area not applicable to the request.

Without other comments from the public, the hearing was closed by the Chairman at 7:15 PM.

5. BUILDING PERMITS ZONING APPROVAL:

- a. Northwest Steel Fabrication (EGG Enterprises) request for permit for construction of a Storage Building / Shipping Office adjacent to the manufacturing facility on a portion of Tax parcel 28011.0008, located at 2205 E. Crawford Avenue, File 2014:6:6-1.
Motion to approve for zoning.
Staff discussed the proposed construction and use of the building and parcel and setbacks to property lines for all improvements in question.
Motion carried: 3 – 0.
- b. Taco Bell (CLC Properties) request for permit for construction of a Restaurant (Drive through and Seating) and Free Standing sign and wall signs, on Tax Parcel 28112.0031, located at 807 S. Main Street, File 2014:7:17-1

Motion to approve for zoning.

Staff discussed the application, site plan and building elevation views for the project. In addition, Staff noted the approval process of the permit will also include the building and free standing signage.

Motion carried: 3 – 0.

- c. Danny Miller request for permit for construction of a Garage on Lot 19, Block 7, Arcadia Heights, located at 1308 E. Fourth Street, File 2014:8:4-1.

Motion to approve for zoning.

Staff discussed the application and layout of the lot and proposed structure.

Motion carried: 3 – 0.

- d. Condrion Homes request for permit for construction of a Single Family Dwelling on Lot 24, Division 4, Deer Park Golf, located at 1422 E. Twelfth Street, File 2014:8:4-2.

Motion to approve for zoning.

Staff discussed the application materials provided.

Motion carried: 3 – 0.

6. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS: NONE.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: NONE.

8. STAFF REPORT:

- a. Comprehensive Plan updates.

Staff dispersed the recent updates for inclusion in Commission member Comprehensive Plan binders.

9. COMMISSION ACTION ITEMS:

- a. Light Industrial & Business Park “Draft” Ordinance amendments, approval and scheduling of a public hearing.

Staff discussed the ordinance draft as now completed from the City Attorney and noted the next phase is for the Commission to hold a public hearing on the matter, adopt findings of fact and make a recommendation to the City Council. In addition, based on the notification process for ordinance amendments, the earliest opportunity for a hearing on the matter would be September 22, 2014.

Motion to accept the draft ordinance as prepared and schedule a public hearing on the matter for September 22, 2014.

Motion carried: 3 – 0.

- b. Habitat for Humanity Short Plat 2014-1.

Staff discussed the application process to date by the applicant, elements of the Staff Report and commented on items noted regarding this land use action from the public hearing.

Chairman O’Dea led the Commission through development of the Findings of Fact for Short Plat 2014-1, 2014-2 & 2014-3.

Motion to approve Short Plat 2014-1 as requested, adopt the findings of fact and recommend to the City Council for approval.

Motion carried: 3 – 0.

- c. Habitat for Humanity Short Plat 2014-2.

Motion to approve Short Plat 2014-2 as requested, adopt the findings of fact and recommend to the City Council for approval.

Motion carried: 3 – 0.

d. Habitat for Humanity Short Plat 2014-3.

Motion to approve Short Plat 2014-3 as requested, adopt the findings of fact and recommend to the City Council for approval.

e. Motion carried: 3 – 0.

10. ADJOURNMENT: The meeting was adjourned at 7:58 P.M.



Dan Berg, Chair



Roger Krieger