

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
Minutes
January 10, 2022
7:00 pm

1. ROLL CALL: Members Present: Bill O’Dea, Tim Nicholas, Jeff Frank, Billy Costello was welcomed to the Commission.
Members Absent: Greg Paulson
2. AGENDA APPROVAL:
Motion to approve the agenda as presented.
Motion carried: 4 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from the December 12, 2021, meeting as presented.
Motion carried: 4 – 0.
4. COMMISSION ELECTIONS:
 - a. Chairman – Motion to elect Bill O’Dea as Commission Chairman.
Motion carried: 3 – 0, Commission Member O’Dea recused.
 - b. Chairman Pro-Tem – Motion to elect Tim Nicholas as Commission Chairman Pro-tem.
Motion carried: 4 – 0.
5. PUBLIC HEARING:
Chairman O’Dea recessed the regular meeting at 7:03 PM to open the public hearing.
 - a. Habitat for Humanity Short Plat 2022-1.
Staff discussed the application materials within the packet, notification procedures completed by the applicant for the hearing and noted no comments had been received.
Chairman O’Dea requested comments from any public in attendance for the public hearing.
No public were in attendance to comment – Chairman O’Dea closed the hearing.
 - b. Habitat for Humanity Short Plat 2022-2.
Staff discussed the application materials within the packet, notification procedures completed by the applicant for the hearing and noted no comments had been received.
Chairman O’Dea requested comments from any public in attendance for the public hearing.
No public were in attendance to comment – Chairman O’Dea closed the hearing.
 - c. Two Old Boys LLC Long Plat 2021-2.
Staff discussed the application materials within the packet, notification procedures completed by the applicant for the hearing and noted no comments had been received.
Chairman O’Dea requested comments from any public in attendance for the public hearing.

Leslie Pease 30910 N. Dalton Road – noted concerns of growth, impacts to roads, taxes and loss of small town feel.
Nicole Reilly 3102 W. Hamilton – expressed concerns with traffic increases.
James Barnett 31002 N. Dalton Road – requested clarification on where the entry roads of the plat would be.
Rob Peterson 3100 W. Burroughs Road – requested information on water table and timing of subdivision.
Bo McCanna, McCanna Engineering and applicant noted desires of the owner to start the subdivision as soon as they are able.

Without further comment, the Chairman closed the hearing at 7:30 PM for applications listed on the agenda.

6. BUILDING PERMITS:

- a. Hayden Homes #1, request for permit for construction of a Single Family Dwelling on Lot 12, Block 2, Shamrock Glen 1st Addition, located at 141 S. Cameo Avenue, File 2022:1:3-1.
Staff discussed the application materials within the request for permit noting the Commission Role of architectural review and consent with compliance with the zoning code of the City.
Motion to approve for zoning.
Motion carried: 4 – 0.
- b. Hayden Homes #2, request for permit for construction of a Single Family Dwelling on Lot 3, Block 3, Shamrock Glen 1st Addition, located at 1562 E. B Street, File 2022:1:3-2.
Staff discussed the application materials within the packet.
Motion to approve for zoning.
Motion carried: 4 – 0.
- c. Hayden Homes #3, request for permit for construction of a Single Family Dwelling on Lot 7, Block 3, Shamrock Glen 1st Addition, located at 1568 E. B Street, File 2021:1:3-3.
Staff discussed the application materials within the packet.
Motion to approve for zoning.
Motion carried: 4 – 0.
- d. Hayden Homes #4, request for permit for construction of a Single Family Dwelling on Lot 9, Block 2, Shamrock Glen 1st Addition, located at 1573 E. B Street, File 2021:1:4-1.
Staff discussed the application materials within the packet.
Motion to approve for zoning.
Motion carried: 4 – 0.
- e. Hayden Homes #5, request for permit for construction of a Single Family Dwelling on Lot 11, Block 2, Shamrock Glen 1st Addition, located at 1573 E. B Street, File 2021:1:4-2.
Staff discussed the application materials within the packet.
Motion to approve for zoning.
Motion carried: 4 – 0.

7. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:
 - a. Commission member O'Dea questioned staff on water and wastewater infrastructure and for continued growth.
9. STAFF REPORT:
 - a. Building Report 2021 – Staff discussed the report as compared to the last few years and the amount of residential units added.
10. COMMISSION ACTION ITEMS:
 - a. Habitat for Humanity Short Plat 2022-1.

Staff discussed the application materials in the packet, the staff report and Commission action for adoption of the findings of fact and recommendation to the City Council.

Questions of the Commission members were addressed by staff relative to the conditions with the findings of fact and required motion of the Commission to advance to the City Council.

Motion to approve the application as submitted, adopt the findings of fact and recommend to the City Council for approval.

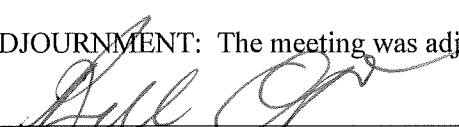
Motion carried: 4 – 0.
 - b. Habitat for Humanity Short Plat 2022-2.

Staff discussed the application materials in the packet, the staff report and Commission action for adoption of the findings of fact and recommendation to the City Council.

Questions of the Commission members were addressed by staff relative to the conditions with the findings of fact and required motion of the Commission to advance to the City Council.

Motion to approve the application as submitted, adopt the findings of fact and recommend to the City Council for approval.

Motion carried: 4 – 0.
10. ADJOURNMENT: The meeting was adjourned at 8:00 PM.



Bill O'Dea, Chairman



Roger Krieger, Planning Director