

CITY OF DEER PARK  
PLANNING COMMISSION

Regular Meeting  
Minutes  
April 24, 2023  
7:00 pm

1. ROLL CALL: Members Present: Billy Costello, Tim Nicholas, Greg Paulson  
Jeff Frank, Josh Walters
2. AGENDA APPROVAL:  
Motion to approve the agenda as presented.  
Motion carried: 5 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:  
Motion to approve the minutes from the March 27, 2023, meeting as presented.  
Motion carried: 5 – 0.
4. PUBLIC HEARING:  
Chairman Nicholas recessed the regular meeting at 7:03 PM and opened the public hearing.
  - a. Habitat for Humanity Short Plat 2023-2.  
Without comment from the public, Chairman Nicholas closed the hearing at 7:04 PM and reconvened the regular meeting.
5. BUILDING PERMITS:
  - a. Hayden Homes #4, request for permit for construction of a Single Family Dwelling on Lot 9, Block 2, Shamrock Glen Phase 2, located at 1909 E. C Street, File 2023:4:18-1.  
Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code.  
Motion to approve for zoning:  
Motion carried: 5 – 0
  - b. Cam McGillvray, request for permit for construction of a Garage on Lot 13/14, Block 18, Reed's First Addition, located at 303 E. C Street, File 2023:4:18-2.  
Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code.  
Motion to approve for zoning:  
Motion carried: 5 – 0
  - c. City of Deer Park, request for permit for construction of a Equipment / Materials Storage Shop on a portion of Block 8, West Addition, located at 107 N. Larch Street, File 2022:4:17-2.  
Staff discussed the application materials within the packet, noting compliance with the provisions of zoning code.  
Motion to approve for zoning.

Motion carried: 5 – 0.

- d. J&H DP Properties, request for permit for construction of a Storage Facility on a portion of Section 1-28-42, located at 200 N. Cedar Road, File 2023:4:19-2.  
Staff discussed the application materials within the packet, noting compliance with provisions of the zoning code.  
Motion to approve for zoning:  
Motion carried: 5 – 0.

6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.

- 7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:
  - a. Commission Member Frank questioned staff on the electrical distribution facilities recently worked on along E. Sixth Street.

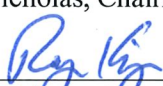
8. STAFF REPORT: None

9. COMMISSION ACTION ITEMS:

- a. Habitat for Humanity Short Plat SP 2023-2.  
Staff discussed the application materials within the meeting packet and staff report for the proposed land use actions.  
Chairman Nicholas led the Commission through development of the findings of fact and recommendation.  
Motion to approve the application as submitted, adopt the Findings of Fact and recommend to the City Council for approval.  
Motion carried: 5 – 0.

10. ADJOURNMENT: The meeting was adjourned at 7:30 PM.

  
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Tim Nicholas, Chairman

  
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Roger Krieger, Planning Director