

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
Minutes
February 10, 2020
7:00 pm

NOTE: This agenda is subject to change in order to conduct business in a timely fashion.

1. ROLL CALL: Members Present: Ella Harper, Alan Bain, Jeff Frank
Bill O'Dea, Cathy Elmore

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 9, 2019 meeting as presented.
Motion carried: 4 – 0.

Commission Member O'Dea arrived.

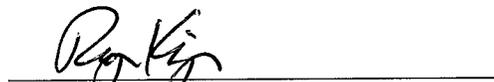
4. COMMISSION ELECTIONS:
 - a. Chairman – Motion to nominate Cathy Elmore as Chairman.
Motion carried: 5 – 0.
 - b. Chair Pro-Temp – Motion to nominate Bill O'Dea as Chairman Pro-Temp.
Motion carried: 5 – 0.

5. PUBLIC HEARING:
Chairman Bain closed the regular meeting at 7:03 PM, and opened the public hearing.
 - a. Mark Williams request for Special Use Permit 2019-05.
Staff discussed the application process, provisions of the Ordinance relative to Special Use request, the application and Staff report completed and actions of the applicant for the public notification process.
Comments from the audience were received relative to the potential need of sidewalks and property value changes.
Staff noted one comment was received from the owner to the East of the proposed driveway seeking clarification that the roadway was not going to be a gravel surface.
Without further comments, Chairman Bain closed the hearing at 7:11 PM, and reconvened the regular meeting.

6. BUILDING PERMITS:
 - a. O'Reilly Auto Parts (Vaquero Deer Park Partners LP) request for permit for construction of a Retail Auto Park Store on a Portion of Lot 1, Block 1, Reed's 5 Acre Tract, located at 422 S. Main Street, File 2020:2:3-1.
Staff discussed the application as submitted.
Motion to approve for zoning.
Motion carried: 5 – 0.

7. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:
 - a. Commission Member Harper questioned staff on the off street parking areas for residences at Fourth and Main Street, and congestion occurring.
9. STAFF REPORT:
 - a. Building Permit Statistics – 2019. Staff discussed report and building activity for the year.
 - b. Comprehensive Plan Update – 2019. Staff presented and reminded commission to place within Comprehensive Plan binders from 2017.
 - c. Staff discussed the numerous development projects being planned for the area and status of action on the requests.
10. COMMISSION ACTION ITEMS:
 - a. Mark Williams Special Use Permit 2019-05.
Staff discussed the application materials, draft findings of fact and the process for final Commission action.
Chairman Bain led the Commission through development of the findings of fact.
Motion to approve the finding of fact and conditions and recommend to City Council for approval.
Motion carried: 5 – 0.
11. ADJOURNMENT: The meeting was adjourned at 7:29 PM.


Alan Bain, Chairman


Roger Krieger, Planning Director