

CITY OF DEER PARK  
PLANNING COMMISSION

Regular Meeting  
Minutes  
January 9, 2023  
7:00 pm

1. ROLL CALL: Members Present: Billy Costello, Jeff Frank  
Tim Nicholas, Josh Walters  
Members Absent: Greg Paulson  
Chairman Nicholas welcomed recent appointee of the Mayor and City Council, new member Josh Walters to the Commission.
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 November 14, 2022, meeting as presented.  
Motion carried: 4 – 0.
4. PUBLIC HEARING: Chairman Nicholas closed the regular meeting at 7:02 PM to open the public hearing.
  - a. Coyle Trust Addition Short Plat – LP 2023-1  
Staff addressed the Commission on the application materials within the packet and notification process for the meeting.  
Terry Skok – 35205 N Cedar Road questioned staff on proposed uses of the site and timing for work to begin.  
Mark Gonder 16124 W. Enoch Road questioned staff on compliance provisions for any improvements or use of the site and the noise ordinances of the City.Chairman Nicholas closed the hearing at 7:08 PM, and reconvened the regular meeting.
5. BUILDING PERMITS: None.
6. CITIZEN COMMENTS ON UNRELATED AGENDA ITEMS: None.
7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. STAFF REPORT:
  - a. Building permit report 2022 – was presented for information to the Commission.
  - b. Comprehensive Plan update 2023/2024 – staff discussed planning efforts underway for starting the Comp Plan update, task order agreement to be entered into with our consultant, timing for the plan update and proposed areas for discussion either by direction of the City Council or action of the State Legislature, or growth of the Community. Additional information is set to follow and meeting times into the future will be determined at a later date.

9. COMMISSION ACTION ITEMS:

a. Coyle Living Trust Shor Plat SP 2023-1.

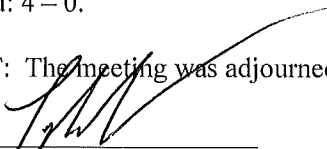
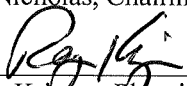
Staff discussed provisions of the proposed plat and application materials within the packet and noted no additional comments have been received from the notification process for the subdivision.

Chairman Nicholas led the Commission through development of the Findings of Fact and conditions.

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 7:48 PM.

  
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Tim Nicholas, Chairman  
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Roger Krieger, Planning Director