

CITY OF DEER PARK PUBLIC HEARING IN REGARDS TO ZONING CHANGE JANUARY 19TH, 2026

Meeting called to order 6 PM by Mayor Donnellon

Mayor Donnellon stated the purpose of the meeting: Zoning Meeting, turned over to Mr. Gerry Stoker

Mr. Stoker stated Happy New Year and discussed the process. This is a 3-part process:

1: Zone change, PUD concept plan, changing a MUB (mixed use) to Planned Multi Development

This went in front of the Zoning and Planning Commission, and they approved and now it is in front of City Council to approve.

2. If council approves the zoning change, then it goes back to Planning and Zoning for Phase 2, if they approve then it goes back to council for approval and a Public Hearing

3, Final Review only for Zoning and Planning Commission.

There are two council meetings and 2 public hearings as part of the process. Mr. Stoker asked if there were any questions, and then Ms. Westmark asked who was going to present the blueprints.

Mr. Stoker went over the blueprints: 17 town homes will look different than the Wentworth Homes, they will have 2 car garages as well as a driveway to hold 2 cars.

The parking exceeds the requirements set in city zoning statutes.

They are not utilizing on street parking, and there will be some additional parking for guests

Ms. Kohorst asked if there is an additional road like in the Wentworth homes? There will be 2 roads in and out, and a private drive at the developers' cost, city not responsible. The project will have more green space than required for a PUD. The green space may be for townhome residents only not sure.

Ms. Westmark asked if 3 stories? And yes, it is Lisa Scovic from Northpoint Group - the development group arrived.

Miranda Homes is the builder not in attendance.

The town homes will be 3 stories, access off Oakwood and Schenk avenues. First floor is the 2-car garage, driveway will hold 2 cars as well. 2nd floor is Living room, kitchen, half bath, 3rd floor is 3 bedrooms, 2 bathrooms, washer dryer. cost will be around \$350,000 competitive with current market. The owner who purchases will receive the information to apply for the tax abatement; they must apply to receive. There is no on street parking on Oakwood, so it doesn't impact Oakwood residents who park on the street.

Mr. Camp asked about fire safety, fire hydrants, and if accessible by ambulance, Lisa stated it was

Ms., Westmark asked how does the tax abatement impacts the city, more services less tax? (In council meeting Mr., Pacheco shared tax abatement is not specific to this development as every resident with new construction can apply.)

Construction should be about 18 months.

Ms. Westmark questioned the zoning and how it lines up to the land use map, and feels it doesn't align, asking Mr. Stoker if it meets the planning commission standards, Mr. Stoker stated the area is already a multi-use area, the zoning change is to make it a PUD, if it wasn't a PUD they could go ahead with the development. Ms. Westmark stated she thinks the plan needs to be reevaluated.

PUBLIC COMMENT:

Robin Burton 4356 Schenk Ave, she lives near the proposed green space and wants it to stay a house and not develop it into townhomes. And that they will be able to see in her back yard.

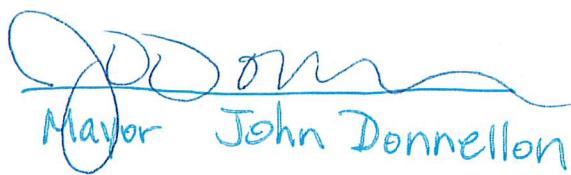
Tiffany Stenger 4332 Redmont stated she is concerned the front of the units face the back yard of other homes. Asked if there is a percentage that needs to be sold before they break ground?

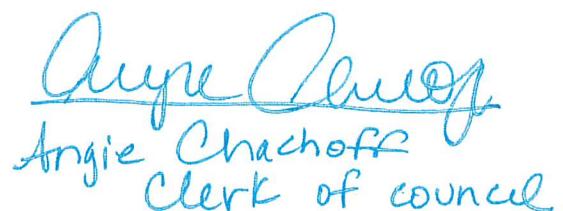
Kevin Deck 4383 Oakwood he asked Dr. Jetter if Oakwood could be widened because he feels the street is already to narrow, his car has been sideswiped multiple times, The current apartments park on the sidewalk since not enough parking, Dr. Jetter stated he would discuss with the city engineer about how to expand Oakwood, the parking issue stems from Mr. Haas, the city will discuss with him to find other parking options for his employees.

Joe Bloomquist 3913 Oleary : Not all development is good development; he doesn't like the aesthetics and thinks it will loom over current businesses. CRA- he thinks it should be business instead; he is concerned his property value will rise and he will have to pay more taxes. He says no isn't a no but maybe it means no right now

Dr, Jetter stated that when the Wentworth homes were built, they were already sold before they broke ground.

Meeting adjourned 6:46 PM


Mayor John Donnellon


Angie Chachoff
Clerk of council