

## **BIXBY PLANNING COMMISSION MINUTES**

**Monday | September 20, 2021 | 6:00 PM**

**City Hall, Council Chambers | 116 West Needles, Bixby, OK**

**CALL TO ORDER:** 6:04 PM

**Roll Call was taken**

**MEMBERS PRESENT :** Tom Holland

Steve Hobbs

Lance Whisman

Josh Nave (Vice Chair)

**MEMBERS ABSENT:** JR Donelson (Chair)

**Other Staff Present:** Carolyn Back, Development Services Director, City Planner

1. Approval of Minutes | Planning Commission Mtg. August 16, 2021

Mr. Holland made motion to approve, Seconded by Mr. Hobbs

Mr. Holland – Yes

Mr. Hobbs - Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

### **Public Hearing**

1. **Planned Unit Development (BXPUD-21.11) & Rezone (BXZO-21.18)**

#### **161<sup>st</sup> & Memorial | Applicant: Tanner Consulting, LLC**

Mr. Nave announced that the applicant has requested a continuance to the Planning Commission meeting in October, 2021.

Motion made by Mr. Whisman to continue to October 18, 2021, seconded by Mr. Holland

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

Mr. Nave also asked Mr. Jerry Ezell – 16315 S. Sheridan Rd., Bixby, OK 74008 what item he had signed up to talk about and Mr. Ezell responded it was for the 161<sup>st</sup> & Memorial item. Mr. Nave asked Mr. Ezell to come to the podium. Mr. Ezell asked about the size of lots and square footage of the proposed houses to be built. Ms. Back directed Mr. Ezell to contact her at the office and she would be able to direct him.

2. **Final Plat (BXPT-19.04)**

**Parke 126 | Applicant: AAB Engineering, LLC**

Ms. Back directed the Planning Commission members to the history of the project of initial submittal to City Council approval of Preliminary Plat. Ms. Back introduced Mr. Jason Mohler of AAB Engineering. Mr. Mohler presented Parke 126 as a commercial development that is basically pad ready. Mr. Whisman asked if the lots could be resized to accommodate prospective buyers and Mr. Mohler indicated yes. Mr. Holland asked if Council had any issues on the Preliminary Plat, which Mr. Mohler responded none that he could recall.

Mr. Whisman made motion to approve with staff comments, which are “all comments from Development Services, Public Works, and Engineering have been incorporated into the Final Plat and Staff recommended approval of the Final Plat”, Seconded by Mr. Holland

Mr. Hobbs - Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

3. **Site Plan (BXSP-21.06)**

**Garage Condo's | Applicant: Steve Wright**

Ms. Back presented the Staff report and pointed out that if the site plan is approved tonight the applicant can go straight to permitting. Ms. Back cautioned the Planning Commission members to inquire about details for this project, such as intent of applicant regarding this site. Mr. Wright presented the Garage Condo's explaining the units are purchased by individuals and built out to owner's specifications. The sale price for shell only will be \$175K - \$250K with build out being a separate cost and permitted through the City of Bixby and inspected by City of Bixby inspectors. Mr. Wright also stated there will be Covenants which will address noise, lighting, and hours of allowed activities while on property. Landscaping requirements will be addressed. Mr. Whisman concerned with noise and lighting. Mr. Holland asked if the Fire Marshal had seen this proposed development, Mr. Wright responded affirmatively.

Mr. Nave asked if there is a motion to approve, Mr. Whisman made motion to approve with the recommendation that staff review the Covenants and the Covenants address noise, lighting, and allowed activities, and staff approve the Covenants prior to issuance of a building permit. Mr. Holland seconded the motion

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman – Yes

Motion Approved

No Old Business

No New Business

Having no further business to discuss

Meeting Adjourned at 6:50pm